

## COUNTY OF OXFORD

### COUNCIL APPROVED OFFICIAL PLAN AMENDMENTS

The following is a list of Official Plan Amendments that have been passed since the most recent comprehensive Official Plan consolidation, but are still within their appeal period, unless otherwise noted.

Copies of the Council approved amendments listed here, follow immediately behind this page.

<b>Amendment #</b>	<b>Third Reading</b>	<b>Location</b>	<b>Amendment</b>
OPA 291 <sup>++</sup>	March 8, 2023	Part Lot 5, Concession 15 (East Zorra)	W1, W3, W4 & W5
OPA 292 <sup>++</sup>	April 12, 2023	Lots 14 & 30, Plan 1621	Sect. 7.2.4, 7.2.5 & 7.2.6 C3, W1, W3, W4 & W5
OPA 293 <sup>++</sup>	April 12, 2023	Pt Lt 8 & 9, Conc. 12 (Dereham)	T1, T2, T3 & T4
OPA 294 <sup>++</sup>	April 12, 2023	Part Lots 4 & 5, Concession 10 (Dereham)	T1, T2, T3 & T4
OPA 295 <sup>++</sup>	April 12, 2023	Part Lot 6, Concession 10	T2
OPA 296 <sup>++</sup>	May 10, 2023	Lots 363-366 & 514-517, Plan 827	W-3
OPA 297	July 12, 2023	Part of Park Lot 2, Plan 55	W-3
OPA 300	July 12, 2023	Part Lot 3, Conc. 4 (West Oxford)	Sect. 3.1.5.4.7.2

<sup>++</sup> Amendment and By-law have been Final Approved but not yet consolidated.



**File No.:** OP 21-10-8  
**OWNER:** THAMES DEVELOPMENTS (VI) INC.  
**APPLICANT:** HILL DESIGN STUDIO INC.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 291  
**DATE OF ADOPTION:** MARCH 8, 2023  
**DATE OF NOTICE:** MARCH 21, 2023  
**LAST DATE OF APPEAL:** APRIL 10, 2021

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6516-2023 on March 8, 2023, to adopt Official Plan **Amendment No. 291** to the County of Oxford Official Plan under Section 17 of the Planning Act.

*Council did not receive any comments from the public respecting this application.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

#### **Purpose and Effect of the Official Plan Amendment**

The amendment to the Official Plan proposes to re-designate the lands from Future Urban Growth to Low Density Residential, Medium Density Residential, Open Space and Environmental Protection to facilitate a residential draft plan of subdivision.

#### **When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

#### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

#### **When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: SB 21-05-8 &  
ZN 8-21-12**

#### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3216**

#### **Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6516-2023

**BEING** a By-Law to adopt Amendment Number 291 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 291 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 291 to the County of Oxford Official Plan, being the attached explanatory text and schedules, 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 8<sup>th</sup> day of March, 2023.

READ a third time and finally passed this 8<sup>th</sup> day of March, 2023.

Marcus Ryan

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK



I hereby certify this to be a true copy.

10/10/23  
Date

Chloe Senior  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 291  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto constitutes  
Amendment Number 291 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate certain lands in the City of Woodstock from 'Future Urban Growth' to 'Residential', 'Low Density Residential', 'Medium Density Residential', 'Open Space' and 'Environmental Protection', to facilitate the development of a residential draft plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 15 (formerly East Zorra) in the City of Woodstock. The lands are bound by Oxford Road 17 to the north and the Pittock Reservoir and the CP Railway to the south, and are municipally known as 745442 Oxford Road 17.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Future Urban Growth' to 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to facilitate the development of the lands for residential purposes. Lands currently designated 'Environmental Protection' will remain in this designation.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

The proposed development also respects significant natural heritage features, and supporting studies have been submitted and reviewed to demonstrate that the proposed residential development will not have a negative impact on the function and integrity of the natural features present on the property and in the vicinity.

Lands designated Future Urban Growth which are in and adjacent to the City of Woodstock that are south of Oxford Road 17 and east of 13<sup>th</sup> Line shall generally be developed for residential purposes, subject to the completion of a servicing strategy and secondary plan to determine the comprehensive land use policies and community design guidance for the area.

It is noted that secondary plans were completed for this area through the North Woodstock Area Plan, following the annexation of the lands from the Township of East-Zorra Tavistock into the City of Woodstock in July 2006. The Area Plan was implemented through OPA 144, adopted by Oxford County Council on May 27, 2009.

The Official Plan Amendment will generally implement the approved North Woodstock Secondary Plan, with appropriate changes to accommodate the development of the Woodstock Meadows draft approved plan of subdivision to the immediate west of the subject lands, which was not contemplated at the time that the broader Area Plan was completed.

The said lands will be subject to the North Woodstock Area Planning District site specific policies which recognize and encourage the use of alternative development standards for both road construction (i.e. reduced road allowances, limited use of cul-de-sacs) and lotting (reduced front yards, specialized lot types and sizes) to maintain consistency with development on the surrounding lands.

Council is also satisfied that the proposed amendment to the Official Plan to accommodate the residential development of the subject lands generally complies with the relevant policies of the Official Plan as it pertains to low and medium density residential development in the City of Woodstock and appropriate assessment of potential impacts on natural heritage features adjacent to the proposed draft plan of subdivision.

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 "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Future Urban Growth" to "Residential".
- 4.2 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto from "Future Urban Growth" to "Open Space".
- 4.3 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Future Urban Growth" to "Environmental Protection".
- 4.4 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".
- 4.5 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Medium Density Residential".
- 4.6 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 3" on Schedule "A" attached hereto as "Open Space".
- 4.7 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 4" on Schedule "A" attached hereto as "Environmental Protection".
- 4.8 That Schedule "W-3" – City of Woodstock Residential Density Plan is hereby amended by designating those lands identified as "ITEM 5" on Schedule "A" attached hereto as part of the abutting 'Community Planning District'.

- 4.9 That Schedule "W-4" – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Open Space".
- 4.10 That Schedule "W-4" – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Environmental Protection".
- 4.11 That Schedule "W-5" – City of Woodstock Transportation Plan, is hereby amended by including the area identified as "ITEM 1" on Schedule "A" attached hereto, as a 'Minor Collector Road'.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

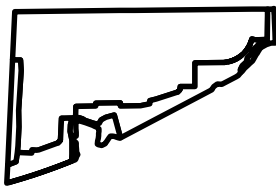
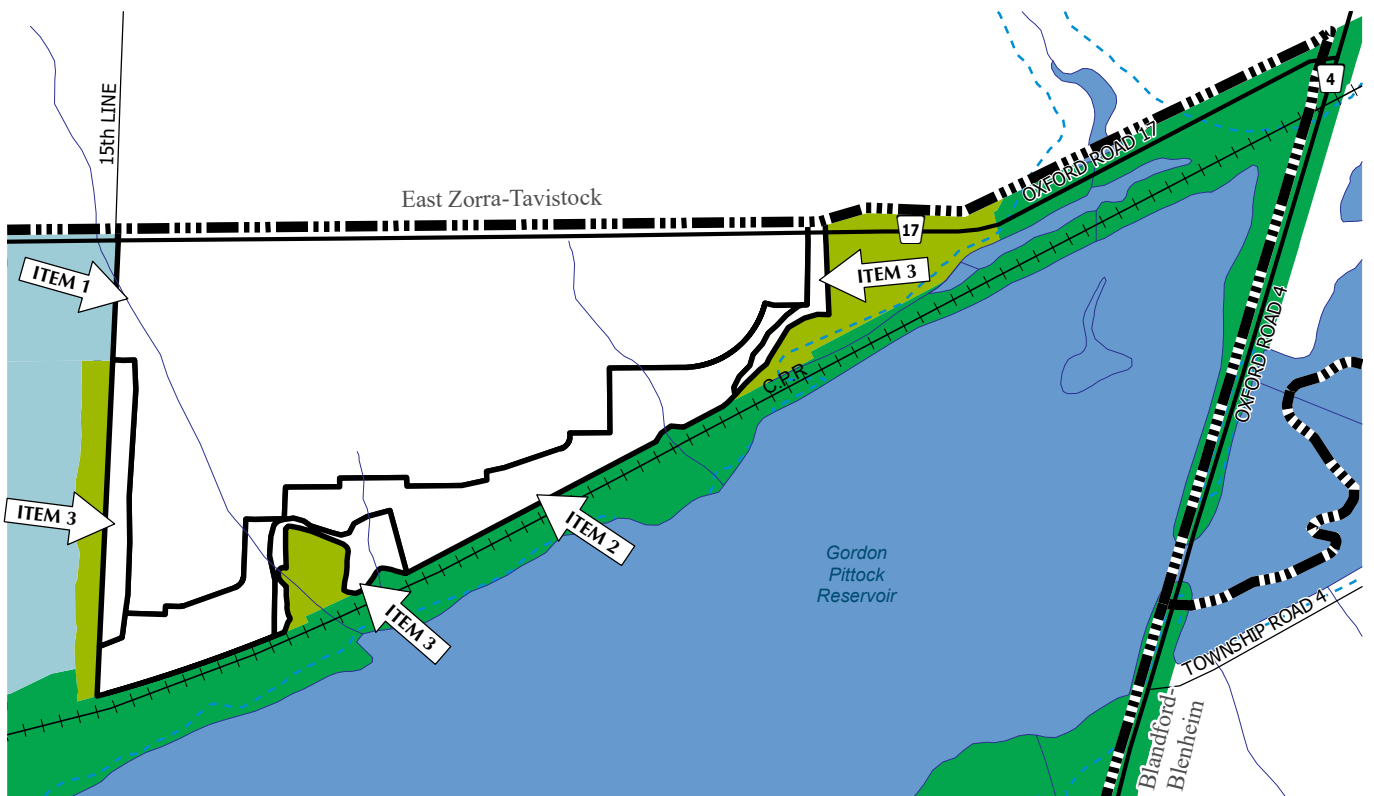
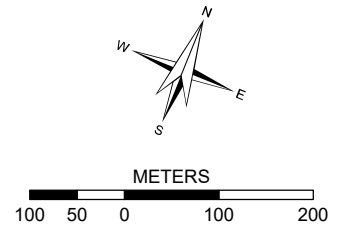
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.



SCHEDULE "A"  
 AMENDMENT No.291

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**

SCHEDULE "W-1"  
**CITY OF WOODSTOCK  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

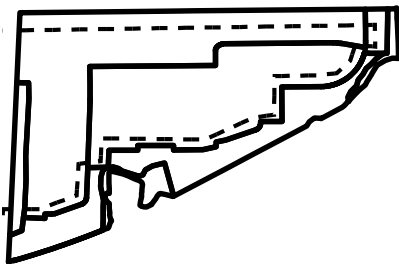
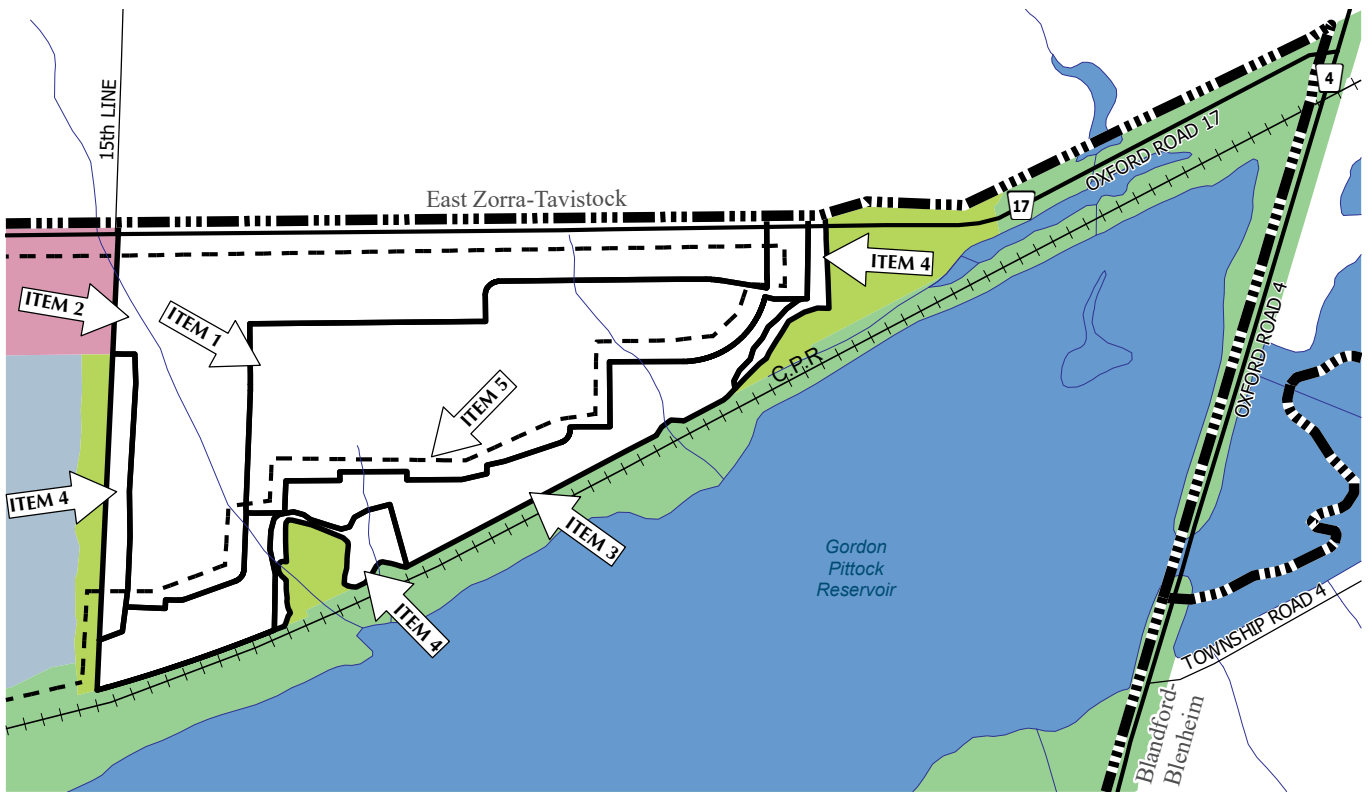
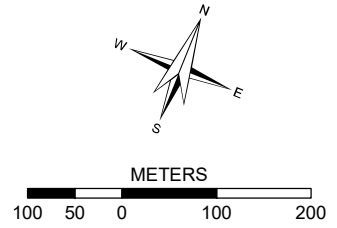
- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO OPEN SPACE
- ITEM 3 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FUTURE URBAN GROWTH
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 291

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK  
 RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO OPEN SPACE
- ITEM 4 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - MODIFY COMMUNITY PLANNING DISTRICT

**RESIDENTIAL DENSITY PLAN**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"

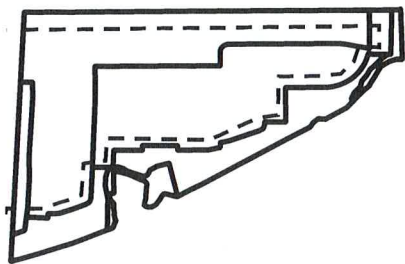
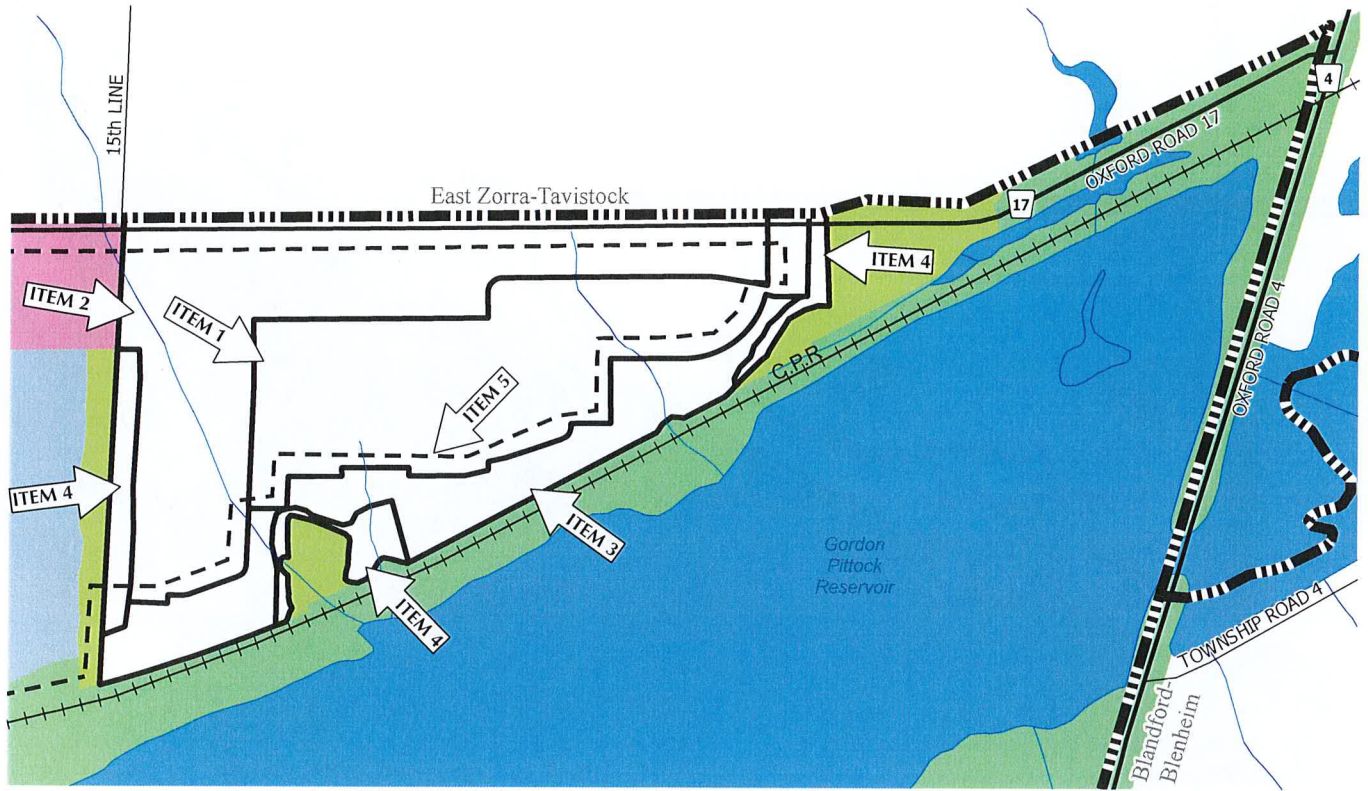
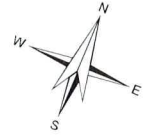
AMENDMENT No. 291

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK  
RESIDENTIAL DENSITY PLAN**



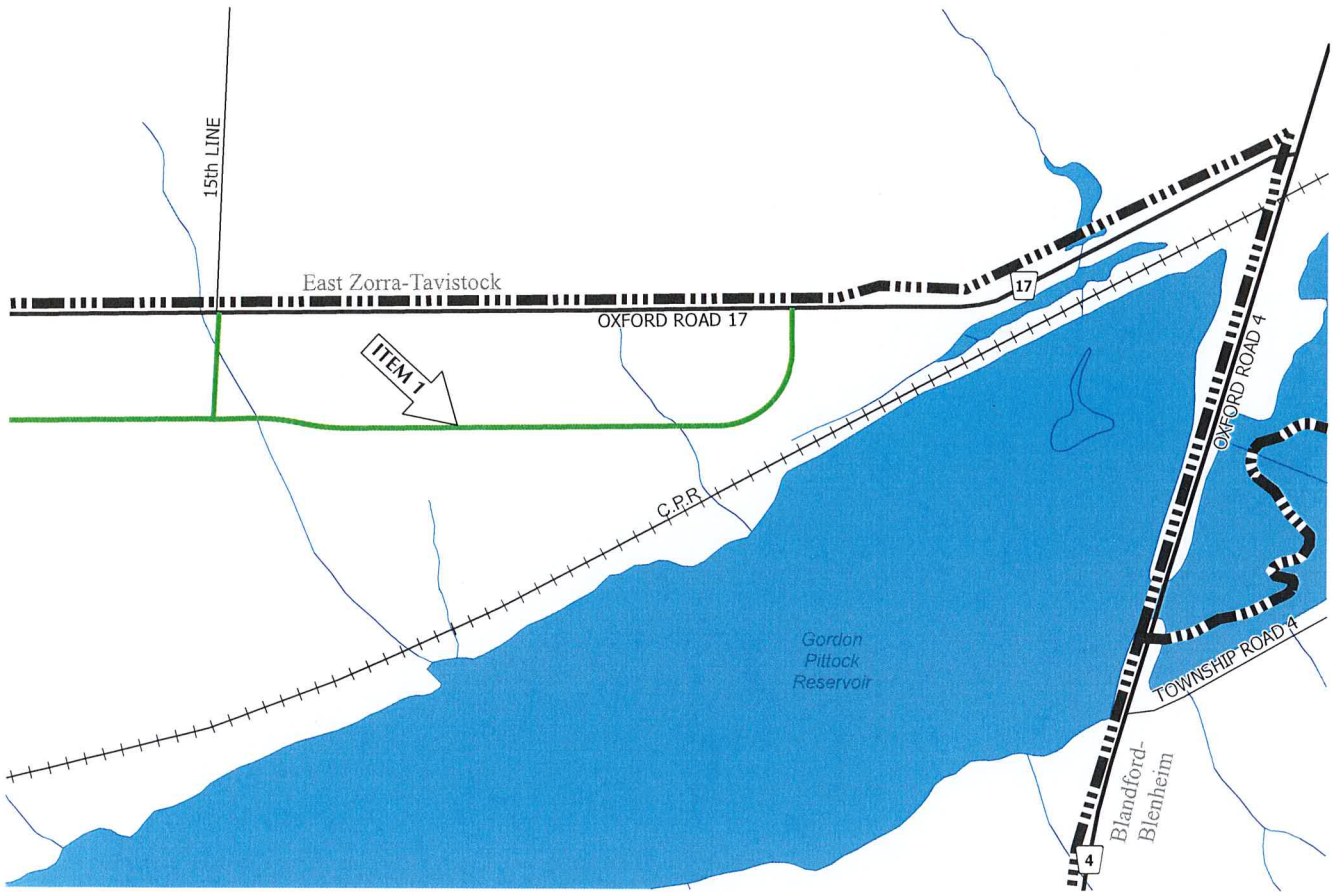
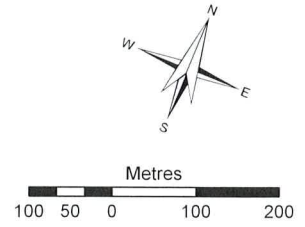
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO OPEN SPACE
- ITEM 4 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - MODIFY COMMUNITY PLANNING DISTRICT

**RESIDENTIAL DENSITY  
PLAN**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"  
 AMENDMENT No. 291  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-5"  
**CITY OF WOODSTOCK  
 TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**  
 ITEM 1 - ADD MINOR COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
 LEGEND**

- County Road
- Minor Collector










# 6516-202 OPA 291

Final Audit Report

2023-03-09

Created:	2023-03-09
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQU15dJLIZsBIPPXiK2eBdS1V7UrNQaHM

## "6516-202 OPA 291" History

-  Document created by Chloe Senior (csenior@oxfordcounty.ca)  
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-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
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-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
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-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
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Signature Date: 2023-03-09 - 7:09:30 PM GMT - Time Source: server- IP address: 99.226.147.14
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2023-03-09 - 7:09:30 PM GMT



**File No.:** OP 21-18-8  
**OWNER:** KARN ROAD DEVELOPMENT CORP. &  
CACHET DEVELOPMENTS (WOODSTOCK) INC.  
**APPLICANT:** GSP GROUP  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 292  
**DATE OF ADOPTION:** APRIL 12, 2023  
**DATE OF NOTICE:** MAY 9, 2023  
**LAST DATE OF APPEAL:** MAY 29, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6530-2023 on April 12, 2023, to adopt Official Plan Amendment No. 292 to the County of Oxford Official Plan under Section 17 of the Planning Act.

*All public comments received were considered by Council in the decision rendered on this file.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

### **Purpose and Effect of the Official Plan Amendment**

The Official Plan amendment is proposed to facilitate the development of the subject lands for residential use via plans of subdivision. The amendment proposes to include the subject lands within the Woodstock Large Urban Centre settlement area and to designate the lands Low Density Residential, Medium Density Residential, High Density Residential and Open Space.

### **When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

### **When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Applications:**  
**SB 21-13-8, SB 21-14-8, ZN 8-21-21 & ZN 8-21-22**

### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3216**

### **Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6530-2023

**BEING** a By-Law to adopt Amendment Number 292 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 292 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 292 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 12<sup>th</sup> day of April, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of April, 2023.



Marcus Ryan

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK

I hereby certify this to be a true copy.

Apr 14/23  
Date

Chloe J. Senior,  
Clerk



AMENDMENT NUMBER 292

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute Amendment Number 292 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands within the City of Woodstock from 'Agricultural Reserve' and 'Future Urban Growth' to 'Large Urban Centre' to recognize the lands as being part of the Woodstock settlement boundary and further, to designate lands for 'Low Density', 'Medium Density' and 'High Density' residential use. Portions of the lands will also be designated 'Open Space' and 'Environmental Protection'.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lot 14 and Lot 30, Registrar's Compiled Plan 1621 in the City of Woodstock. The lands are located west of Mill Street in Woodstock and extend from Karn Road north to Beachville Road.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to incorporate the subject lands into the Large Urban Settlement area of Woodstock and to designate the lands to Low, Medium and High Density Residential, Open Space and Environmental Protection. The subject lands comprise approximately 70 ha (175 ac). The application is proposing to designate approximately 17 ha (42 ac) to Low Density Residential, 5.35 ha (13 ac) for Medium Density Residential and 4.65 ha (11.5 ac) for medium and high density residential use. The development of the subject lands will result in approximately 1000 residential units.

The designation of the subject lands for primarily residential purposes maintains the County's strategic goal of ensuring orderly development and providing for an adequate supply of residential lands sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the 25 year planning horizon.

This amendment also protects significant natural features by designating over 21 ha (52 ac) of the subject lands as 'Environmental Protection'. Those areas that will be utilized for active and passive recreational use and stormwater management facilities will be designated 'Open Space'.

The redesignation of the subject lands for residential purposes is acceptable with respect to the County's agricultural goals. The subject lands represent a logical extension of the Woodstock settlement area and are considered to be appropriate for future urban development.

Council is of the opinion that the Planning Justification Report and Secondary Plan along with the Oxford County Phase I Comprehensive Review satisfy the 'comprehensive review' requirements of the PPS and the Official Plan as it pertains to the expansion of settlement boundaries.

Council is also satisfied that the proposed amendment to the Official Plan to accommodate the residential development of the subject lands generally complies with the relevant policies of the County Official Plan as it pertains to settlement expansions as well as the designation of additional residential lands within the City of Woodstock.

The said lands will be subject to policies similar to those that have been employed in other newly developing areas of Woodstock which recognize and encourage the use of alternative development standards for both road construction (i.e. reduced road allowances, limited use of cul-de-sacs) and lotting (reduced front yards, specialized lot types and sizes) to support the efficient use of municipal services in a designated settlement area.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by changing to “Large Urban Centre” the land use designation of those lands identified as “ITEM 1” and “ITEM 2” on Schedule “A” attached hereto.
- 4.2 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by changing to “Environmental Protection” the land use designation of those lands identified as “ITEM 1” and “ITEM 2” on Schedule “A” attached hereto.
- 4.3 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by changing to “Residential” the land use designation of those lands identified as “ITEM 3”, “ITEM 4” and “ITEM 5” on Schedule “A” attached hereto.
- 4.4 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by changing to “Open Space” the land use designation of those lands identified as “ITEM 6”, “ITEM 7” and “ITEM 8” on Schedule “A” attached hereto.
- 4.5 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 1” and “ITEM 8” on Schedule “A” attached hereto as “Low Density Residential”.
- 4.6 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Medium Density Residential”.
- 4.7 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 3” on Schedule “A” attached hereto as “High Density Residential”.
- 4.8 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 4” on Schedule “A” attached hereto as “Environmental Protection”.
- 4.9 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 5” and “ITEM 6” on Schedule “A” attached hereto as “Open Space”.
- 4.10 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by adding the ‘Neighbourhood Park’ symbol to those lands identified as “ITEM 5”, “ITEM 6” and “ITEM 7” on Schedule “A” attached hereto.

- 4.11 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Environmental Protection” and removing those lands identified as “ITEM 4” on Schedule “A” from the “Environmental Protection” designation.
- 4.12 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Open Space” and adding the ‘Neighbourhood Park’ symbol (“ITEM 3”) to those lands identified as “ITEM 2”.
- 4.13 That Schedule “W-5” – City of Woodstock Transportation Network Plan, is hereby amended by including the area identified as “ITEM 1” on Schedule “A” attached hereto, as a ‘Minor Collector Road’, removing the area identified as “ITEM 2” on Schedule “A” as ‘Planned Minor Collector Road’ from the schedule, and including the area identified as “ITEM 3” on Schedule “A” as a ‘Collector Road’.
- 4.14 Section 7.2.4 – *Low Density Residential Districts*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.4.4 – ‘Specific Development Policies’:

7.2.4.4.12 Karn Road Planning Area

Lands which are designated Low Density Residential within the area between Karn Road and Beachville Road on the west side of the City of Woodstock shall be subject to the following policies:

Within the Karn Road Planning Area, alternative development standards including reduced road widths and the use of rear lanes in condominium developments will be considered. The development of the area will minimize the use of cul-de-sacs in favour of a modified grid pattern for local streets. To create distinct a distinctive neighbourhood within the wider community, distinctive features such as landscaped boulevards and entrance features within road allowances may be considered.

A mix of lot sizes and housing forms will be encouraged throughout the Karn Road Area. Alternative approaches such as specialized lotting configurations and ‘flexible’ zoning provisions will also be considered in order to encourage a variety of housing opportunities and street-oriented built form.

Low Density Residential lands within the Karn Road Area shall be developed with a minimum net residential density of approximately 25 units/ha (10 units/ac).

- 4.15 Section 7.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.5.2 – ‘Specific Development Policies’:

7.2.5.2.5 Karn Road Planning Area

Lands which are designated Medium Density Residential within the area between Karn Road and Beachville Road on the west side of the City of Woodstock shall be subject to the following policies:

Within the Karn Road Planning Area, alternative development standards including reduced road widths and the use of rear lanes in condominium developments will be considered. The development of the area will minimize the use of cul-de-sacs in favour of a modified grid pattern for local streets. To create distinct a distinctive neighbourhood within the wider community, distinctive features such as landscaped boulevards and entrance features within road allowances may be considered.

A mix of lot sizes and housing forms will be encouraged throughout the Karn Road Area. Alternative approaches such as specialized lotting configurations and 'flexible' zoning provisions will also be considered in order to encourage a variety of housing opportunities and street-oriented built form.

Medium Density Residential lands within the Karn Road Area shall be developed with a minimum net residential density of approximately 42 units/ha (17 units/ac).

- 4.16 Section 7.2.6 – *High Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.6.2 – 'Specific Development Policies':

7.2.6.2.9 Karn Road Planning Area

Lands which are designated High Density Residential within the area between Karn Road and Beachville Road on the west side of the City of Woodstock shall be subject to the following policies:

Within the Karn Road Planning Area, lands designated for high density residential development may include a variety of multi-unit housing forms such as apartment dwellings, stacked townhouses and street townhouses. Alternative development standards including reduced parking requirements and 'flexible' zoning provisions will be considered in order to maximize housing opportunities and the efficient use of municipal services.

High Density Residential lands within the Karn Road Area will contain a minimum of 270 dwelling units.

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.

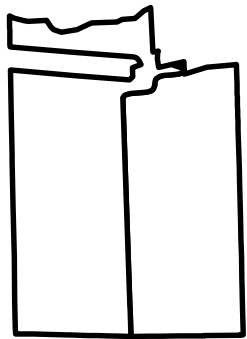
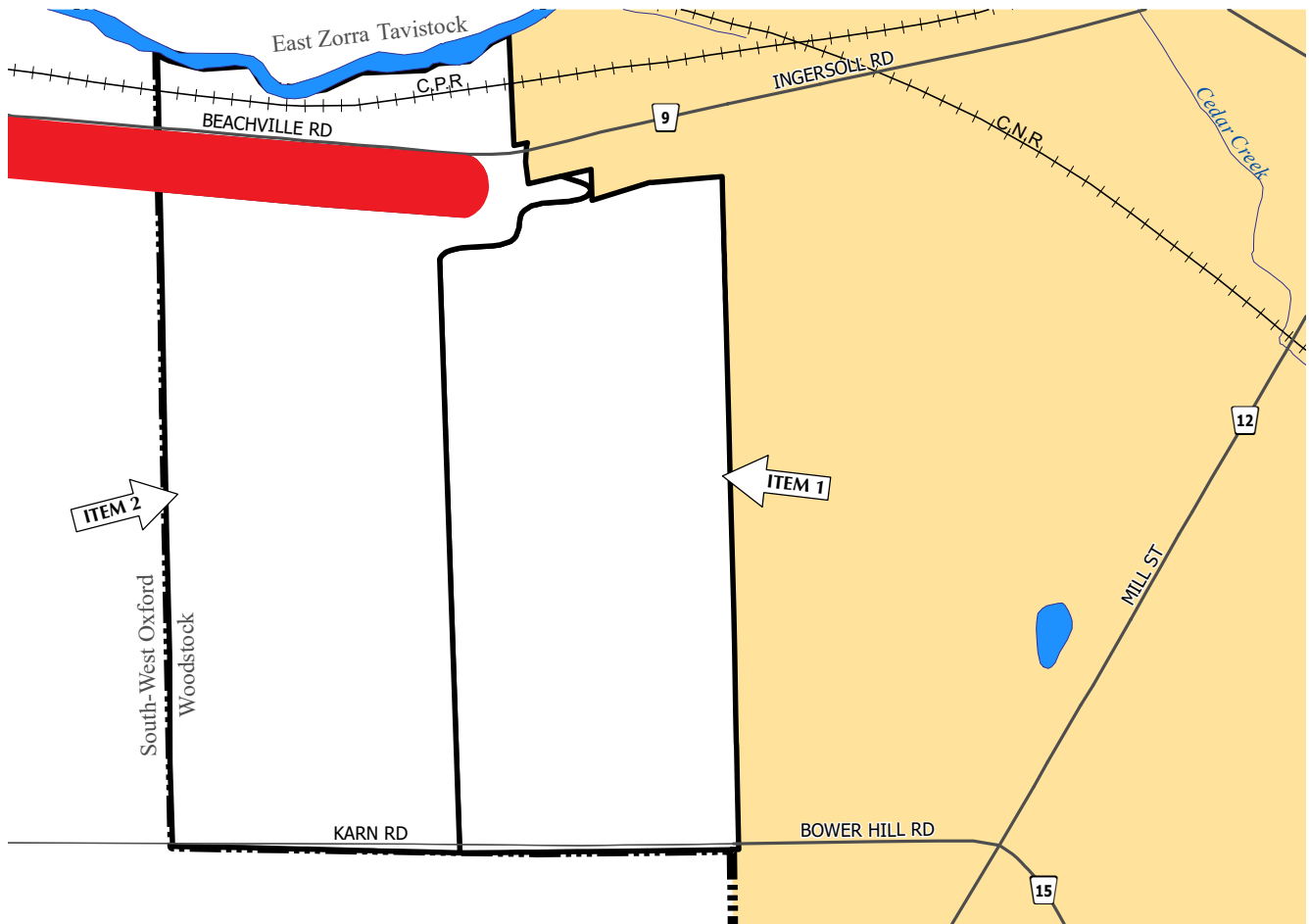
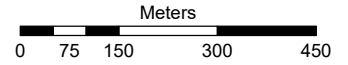
SCHEDULE "A"  
 AMENDMENT No. 292

TO THE

**COUNTY OF OXFORD  
 OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
 SETTLEMENT STRATEGY PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO LARGE URBAN CENTRE
- ITEM 2 - ADD TO LARGE URBAN CENTRE

**SETTLEMENT STRATEGY PLAN  
 LEGEND**

- LARGE URBAN CENTRE
- RURAL CLUSTERS

SCHEDULE "A"

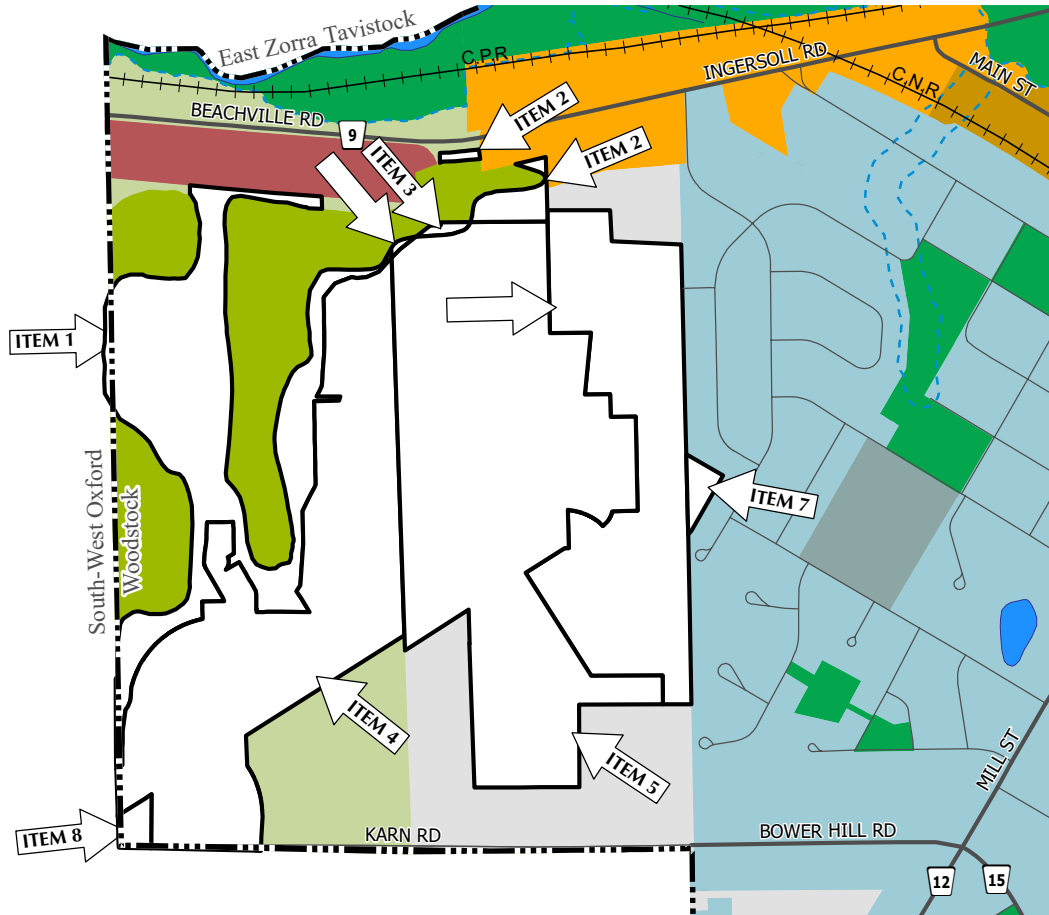
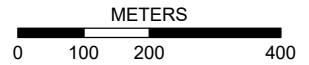
AMENDMENT No. 292

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-1"

**CITY OF WOODSTOCK  
LAND USE PLAN**

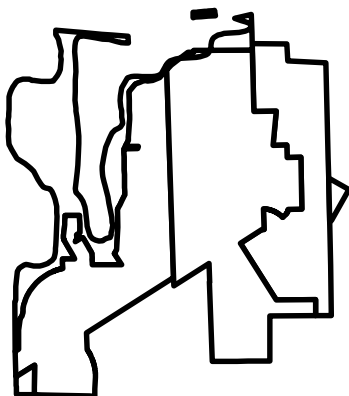


**LAND USE PLAN  
LEGEND**

-  RESIDENTIAL
-  LINEAR RURAL CLUSTER
-  SERVICE COMMERCIAL
-  TRADITIONAL INDUSTRIAL
-  COMMUNITY FACILITY
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  AGRICULTURAL RESERVE
-  FUTURE URBAN GROWTH
-  FLOODLINE

**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE TO ENVIRONMENTAL PROTECTION
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION
- ITEM 3 - CHANGE FROM ENVIRONMENTAL PROTECTION TO RESIDENTIAL
- ITEM 4 - CHANGE FROM AGRICULTURAL RESERVE TO RESIDENTIAL
- ITEM 5 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 6 - CHANGE FROM FUTURE URBAN GROWTH TO OPEN SPACE
- ITEM 7 - CHANGE FROM RESIDENTIAL TO OPEN SPACE
- ITEM 8 - CHANGE FROM AGRICULTURAL RESERVE TO OPEN SPACE



SCHEDULE "A"

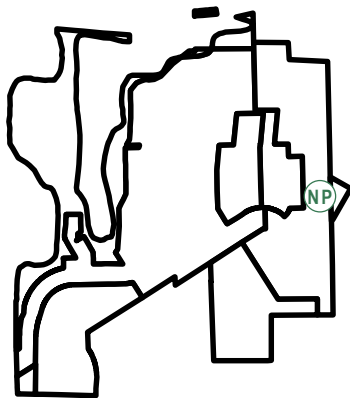
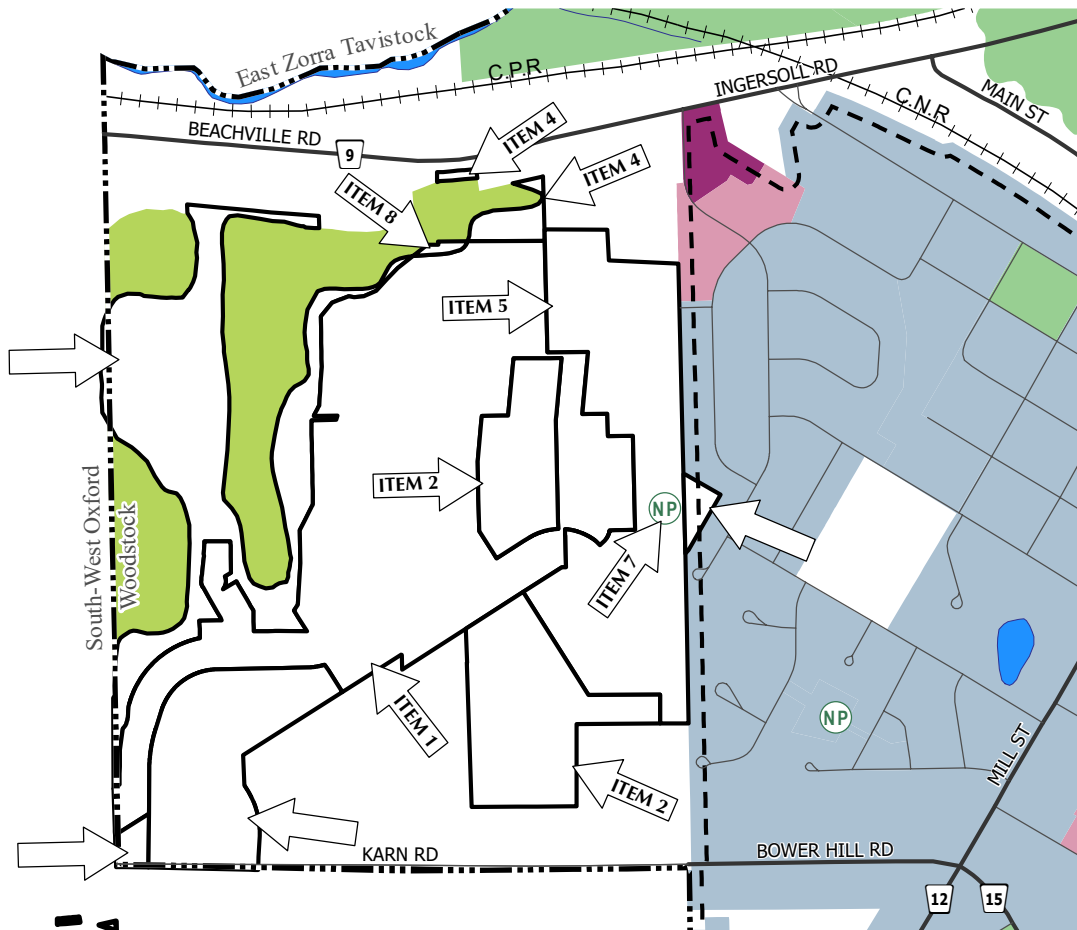
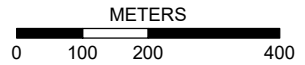
AMENDMENT No. 292

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK  
RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO HIGH DENSITY RESIDENTIAL
- ITEM 4 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - ADD TO OPEN SPACE
- ITEM 6 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 7 - ADD NEIGHBOURHOOD PARK
- ITEM 8 - CHANGE FROM ENVIRONMENTAL PROTECTION TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  RESIDENTIAL RESERVE
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  NEIGHBOURHOOD PARK
-  COMMUNITY PLANNING DISTRICT



SCHEDULE "A"

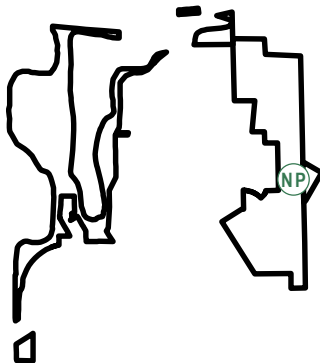
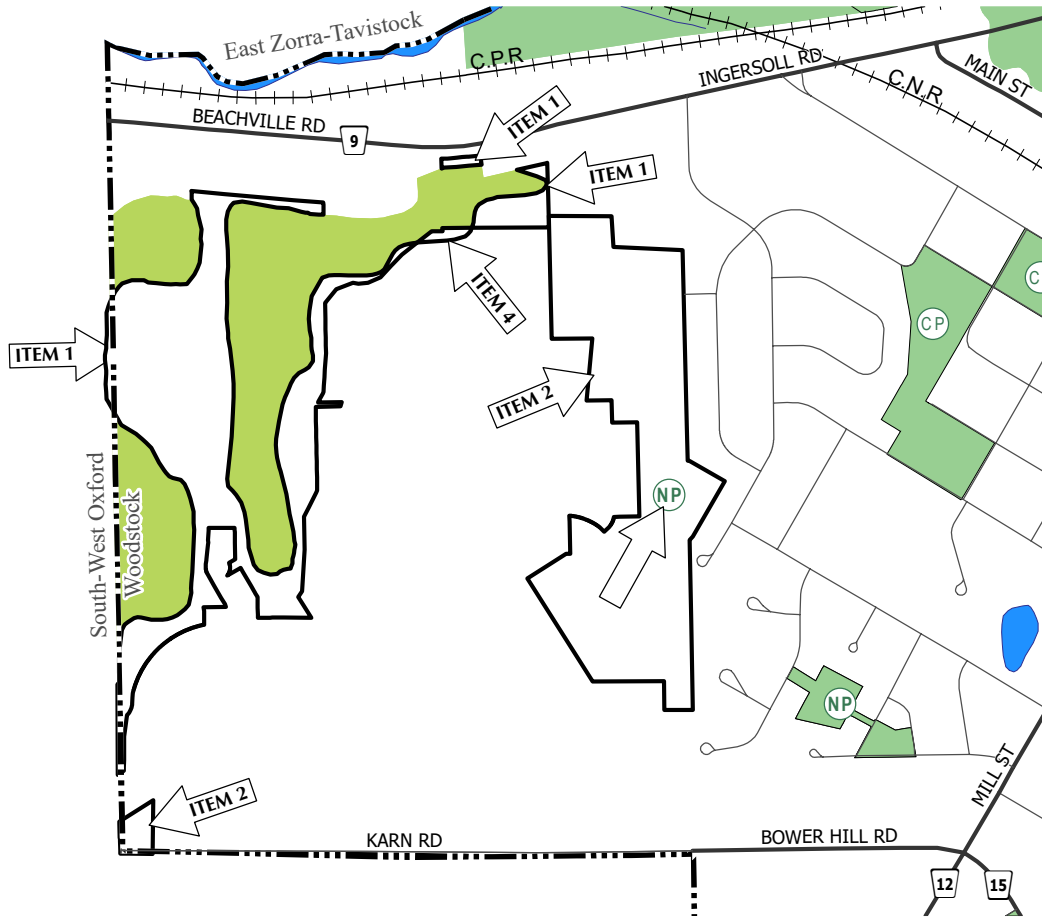
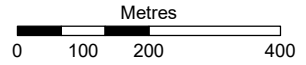
AMENDMENT No. 292

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-4"

**CITY OF WOODSTOCK  
LEISURE RESOURCES AND  
SCHOOL FACILITIES PLAN**



**- AREA OF THIS AMENDMENT**

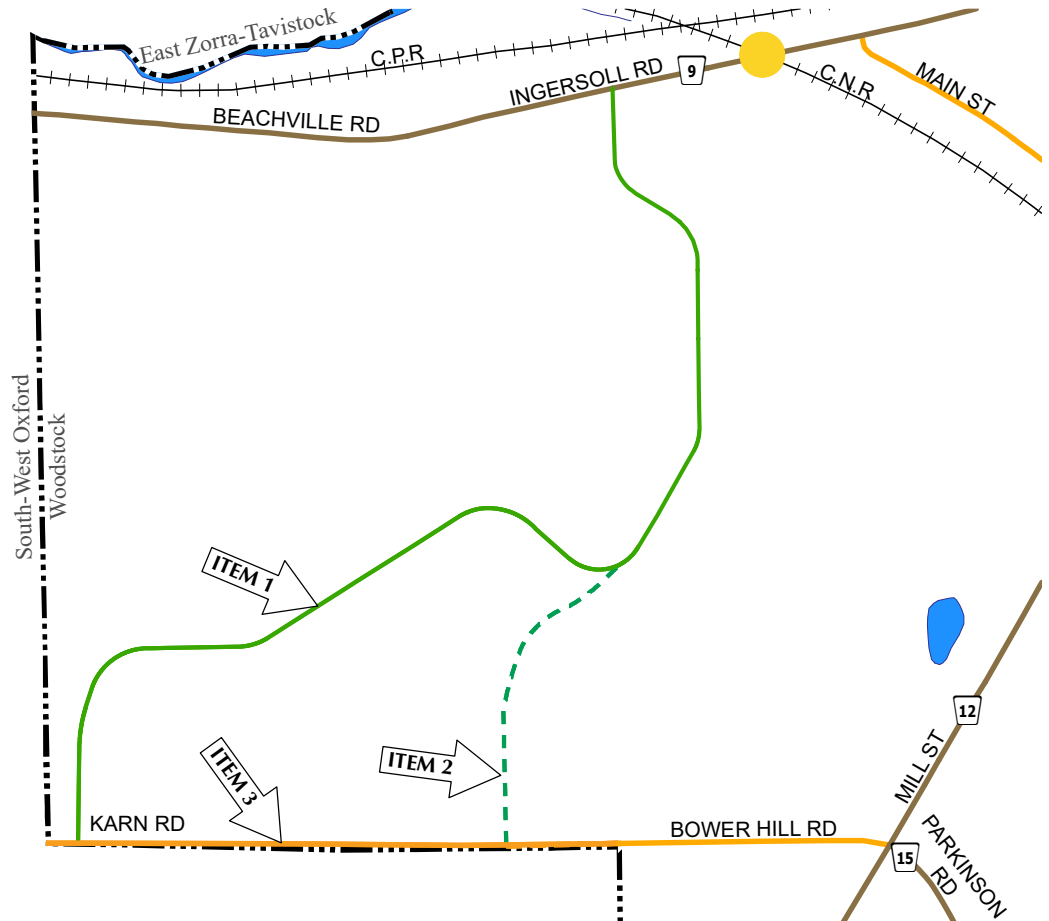
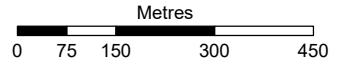
- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 2 - ADD TO OPEN SPACE
- ITEM 3 - ADD NEIGHBOURHOOD PARK
- ITEM 4 - REMOVE FROM ENVIRONMENTAL PROTECTION

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN LEGEND**

-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  COMMUNITY PARK
-  NEIGHBOURHOOD PARK

SCHEDULE "A"  
 AMENDMENT No. 292

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-5"  
**CITY OF WOODSTOCK  
 TRANSPORTATION NETWORK PLAN**

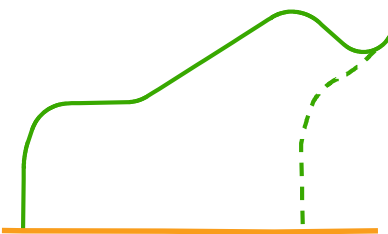


**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD MINOR COLLECTOR ROAD
- ITEM 2 - REMOVE PLANNED MINOR COLLECTOR ROAD
- ITEM 3 - ADD COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
 LEGEND**

- MINOR COLLECTOR ROAD
- COLLECTOR ROAD
- ARTERIAL ROAD
- PLANNED MINOR COLLECTOR ROAD
- PLANNED COLLECTOR ROAD
- RAILWAY CROSSING IMPROVEMENT
- COUNTY ROAD



**File No.:** OP 22-11-7  
**OWNER:** VICTORIA WOOD  
(TILLSONBURG-WEST) GP INC.  
**APPLICANT:** MHBC PLANNING  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 293  
**DATE OF ADOPTION:** APRIL 12, 2023  
**DATE OF NOTICE:** MAY 16, 2023  
**LAST DATE OF APPEAL:** JUNE 5, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6531-2023 on April 12, 2023, to adopt Official Plan **Amendment No. 293** to the County of Oxford Official Plan under Section 17 of the Planning Act.

*All public comments received were considered by Council in the decision rendered on this file.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

**Purpose and Effect of the Official Plan Amendment**

The amendment to the Official Plan proposes to amend the extent and location of the existing High and Medium Density Residential Areas within the proposed plan of subdivision.

**When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: SB 22-01-7 & ZN 7-22-05**

**Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3216**

**Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6531-2023

**BEING** a By-Law to adopt Amendment Number 293 to the County of Oxford Official Plan.

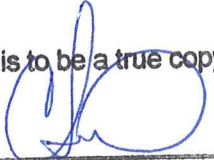
**WHEREAS**, Amendment Number 293 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 293 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 12<sup>th</sup> day of April, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of April, 2023.

I hereby certify this to be a true copy.  
May 16, 2023  
Date  
  
Chloe J. Senior,  
Clerk

Marcus Ryan  
\_\_\_\_\_  
MARCUS RYAN, WARDEN

Chloe Senior  
\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 293  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules designated as Schedule "A", attached hereto, constitutes Amendment  
Number 293 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend the present extent and location of the existing High and Medium Density Residential designations as shown on Schedule "T-2," Town of Tillsonburg Residential Density Plan. The OPA will also identify the proposed neighbourhood park within the plan of subdivision on Schedule "T-3", Town of Tillsonburg Leisure Resources and School Facilities Plan, and depict the proposed collector road, Dereham Drive, on 'Schedule "T-4", Town of Tillsonburg Transportation Network Plan.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Lots 8 & 9, Concession 11, and Part of Lot 8, Concession 12, in the Town of Tillsonburg. The lands are located on the south side of Concession Street West, west of Quarter Town Line. The lands do not currently have a civic address.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to amend the location and extent of the current High Density Residential Area, Medium Density Residential Area, and to designate an additional Medium Density Residential Area as part of a residential draft plan of subdivision.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area.

Council is also satisfied that the amended location and extent of the Medium and High Density Residential Areas is appropriate as these blocks are located in close proximity to Concession St W, an arterial road, and are sufficiently large to accommodate a variety of future Medium and High Density dwelling types. The designations in this area have been in place since the adoption of the 1978 Official Plan for the Oxford Planning Area.

With respect to the additional Medium Density Residential Area proposed, Council has determined that the policies respecting the designation of additional Medium Density Residential Areas have been satisfactorily addressed. This block will have direct access to Dereham Drive, which is a planned collector road that will extend from Quarter Town Line. The site is a reasonable distance from the planned High Density and Medium Density residential development proposed on the subject lands, and will abut the parkland block that is proposed for the plan of subdivision. The proposed Medium Density Block will be appropriately buffered from low density residential development, can be adequately serviced, will have access to Esseltine Drive and Dereham Drive, and is sufficiently large to provide required parking and amenity areas.

Council is also satisfied that the proposed amendment to the Official Plan to accommodate the residential development of the subject lands generally complies with the relevant policies of the Official Plan as it pertains to low, medium and high density residential development in the Town of Tillsonburg.

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 designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Open Space".
- 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 "Medium Density Residential".
- 4.3 That Schedule T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Low Density Residential".
- 4.4 That Schedule T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 3" on Schedule "A" attached hereto as "Low Density Residential".
- 4.5 That Schedule T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 4" on Schedule "A" attached hereto as "High Density Residential".
- 4.6 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 5" on Schedule "A" attached hereto as "Medium Density Residential".
- 4.7 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the neighbourhood park symbol identified as "ITEM 6" on Schedule "A" attached hereto.
- 4.8 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by adding the neighbourhood park symbol identified as "ITEM 7" on Schedule "A" attached hereto.
- 4.9 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Open Space".
- 4.10 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by adding the neighbourhood park symbol identified as "ITEM 2" on Schedule "A" attached hereto.
- 4.11 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by deleting the neighbourhood park symbol identified as "ITEM 3" on Schedule "A" attached hereto.

- 4.12 That Schedule "T-4" – Town of Tillsonburg Transportation Network Plan, is hereby amended by adding the collector roads identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.13 That Schedule "T-4" – Town of Tillsonburg Transportation Network Plan, is hereby amended by removing the planned collector roads identified as "ITEM 2" on Schedule "A" attached hereto.
- 4.14 That Schedule "T-4" – Town of Tillsonburg Transportation Network Plan, is hereby amended by changing the planned collector roads identified as "ITEM 3" on Schedule "A" attached hereto to collector road.

5.0 IMPLEMENTATION

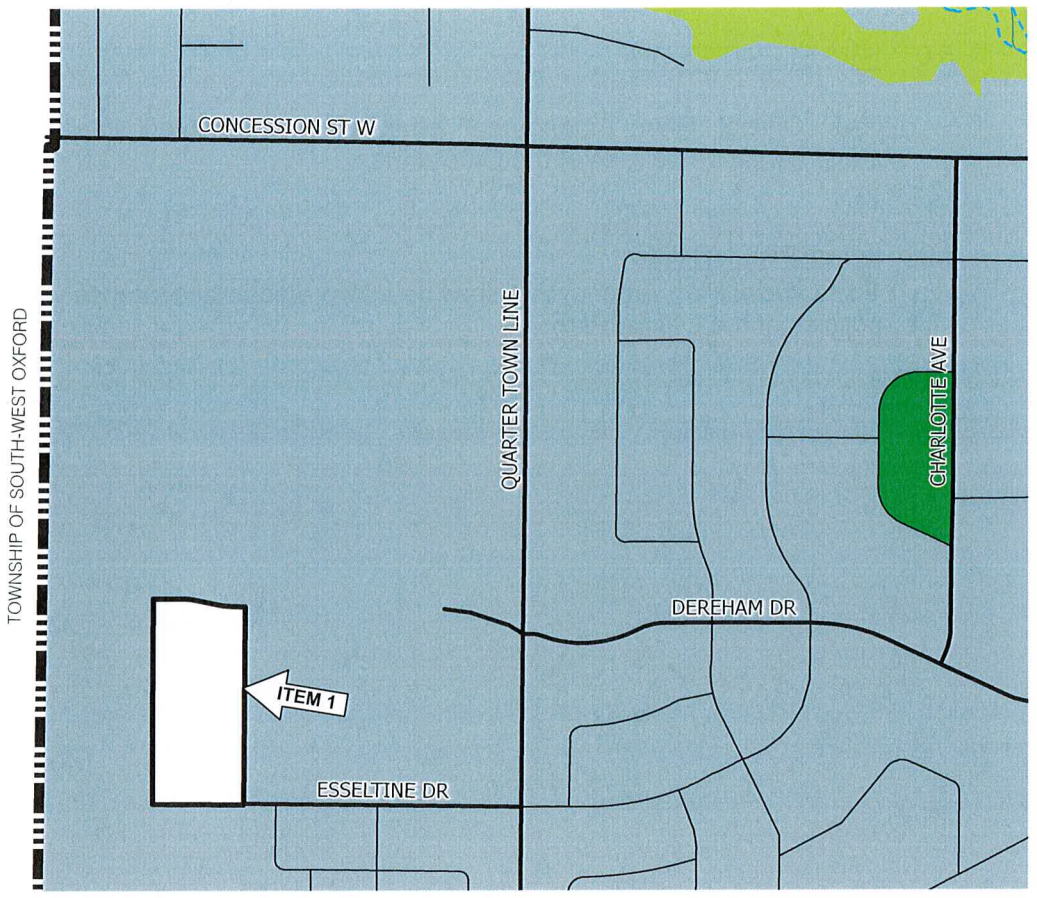
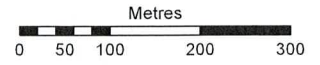
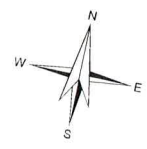
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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







SCHEDULE "A"  
 AMENDMENT No. 293  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



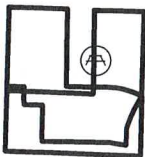
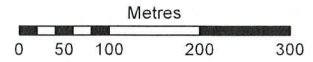
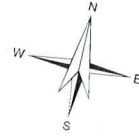
**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO OPEN SPACE

**LAND USE PLAN  
 LEGEND**

-  RESIDENTIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 293  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG  
 RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL
- ITEM 5 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 6 - REMOVE PROPOSED PARK
- ITEM 7 - ADD NEIGHBOURHOOD PARK

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK
- PROPOSED PARK

SCHEDULE "A"

AMENDMENT No. 293

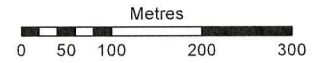
TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-3"

**TOWN OF TILLSONBURG**

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN**



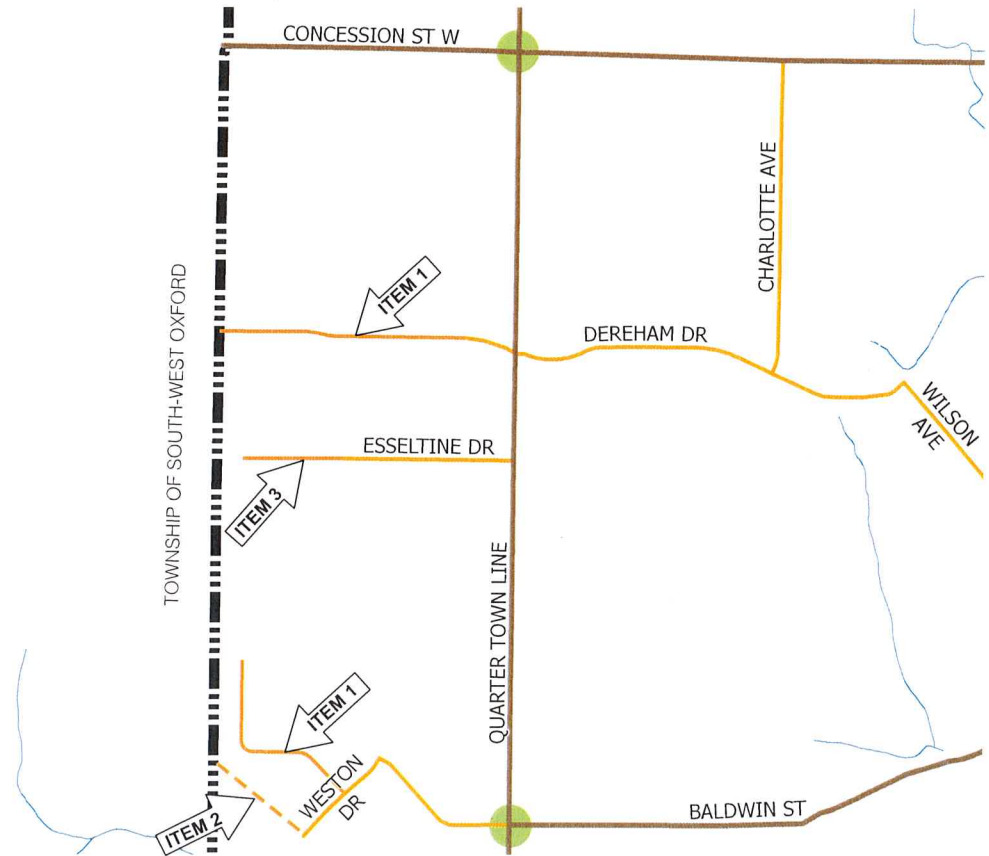
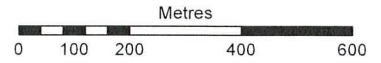
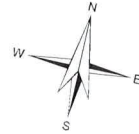
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO OPEN SPACE
- ITEM 2 - ADD NEIGHBOURHOOD PARK
- ITEM 3 - REMOVE PROPOSED PARK

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK
- PROPOSED PARK
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 293  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "T-4"  
**TOWN OF TILLSONBURG  
 TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD COLLECTOR ROAD
- ITEM 2 - REMOVE PLANNED COLLECTOR ROAD
- ITEM 3 - CHANGE PLANNED COLLECTOR ROAD TO COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
 LEGEND**

- ARTERIAL ROAD
- COLLECTOR ROAD
- PLANNED COLLECTOR ROAD
- INTERSECTION IMPROVEMENT

**Signature:** Marcus Ryan  
Marcus Ryan (May 16, 2023 11:59 EDT)  
**Email:** mryan@oxfordcounty.ca

**Signature:** *Chloe Senior*  
**Email:** csenior@oxfordcounty.ca










# 6531-2023 op22-11-7\_OPA293-REVISED

Final Audit Report

2023-05-16

Created:	2023-05-16
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIgSPt0b70_QDeQeTHyrLuLzulFOehfKu

## "6531-2023 op22-11-7\_OPA293-REVISED" History

-  Document created by Chloe Senior (csenior@oxfordcounty.ca)  
2023-05-16 - 3:04:05 PM GMT - IP address: 23.174.96.6
-  Document emailed to mryan@oxfordcounty.ca for signature  
2023-05-16 - 3:04:32 PM GMT
-  Email viewed by mryan@oxfordcounty.ca  
2023-05-16 - 3:58:45 PM GMT - IP address: 104.28.133.22
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2023-05-16 - 3:59:10 PM GMT - IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
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Signature Date: 2023-05-16 - 4:00:47 PM GMT - Time Source: server- IP address: 23.174.96.6
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**File No.:** OP 22-19-7  
**OWNER:** LINDPROP CORP  
**APPLICANT:** CJD CONSULTING ENGINEERS  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 294  
**DATE OF ADOPTION:** APRIL 12, 2023  
**DATE OF NOTICE:** APRIL 27, 2023  
**LAST DATE OF APPEAL:** MAY 17, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6532-2023 on April 12, 2023, to adopt Official Plan Amendment No. 294 to the County of Oxford Official Plan under Section 17 of the Planning Act.

*Council did not receive any comments from the public respecting this application.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

**Purpose and Effect of the Official Plan Amendment**

The proposed Official Plan Amendment will amend the extent of the Open Space designation to coincide with the findings of the Environmental Impact Study prepared for the development, and to facilitate a medium density residential block in the northeast portion of the subject property.

**When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: SB 22-07-7 & ZN 7-22-15**

**Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3216**

**Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6532-2023

**BEING** a By-Law to adopt Amendment Number 294 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 294 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 294 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 12<sup>th</sup> day of April, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of April, 2023.



Marcus Ryan

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK

I hereby certify this to be a true copy.

Apr 14/23  
Date

Chloe J. Senior,  
Clerk



AMENDMENT NUMBER 294  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto  
constitutes Amendment Number 294 to the County of Oxford Official Plan

## 1.0 PURPOSE OF THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend various Official Plan schedules related to certain lands within the Town of Tillsonburg, to re-designate lands from 'Residential' to 'Open Space', and to amend the extent and location of the existing Medium Density Residential Area. The amendment will also make minor adjustments to the location of the collector road that will serve the subject lands and abutting lands to the west.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the north side of North Street, east of Braun Avenue and north of Canary Street, and are municipally known as 112 North Street East.

## 3.0 BASIS FOR THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend Official Plan Schedules "T-1", Town of Tillsonburg Land Use Plan and Schedule "T-2", Town of Tillsonburg Residential Density Plan, and Schedule "T-3", Town of Tillsonburg Leisure Resources and School Facilities Plan to re-designate portions of the subject lands from 'Residential' to 'Open Space', and to amend the extent and location of the existing Medium Density Residential Area for future Medium Density Residential development.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types, tenures, and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area.

It is the opinion of Council that designating the 5 proposed blocks in the draft plan of subdivision from Residential to Open Space is appropriate as the EIS submitted in support of the development identified that these blocks contain stormwater management facilities, or natural features, including woodlands, wetlands, valleylands, and significant wildlife habitat and corridors that should remain protected. The recommendations of the EIS will be implemented through the draft plan of subdivision approval process and resulting subdivision agreement, and ownership of these blocks will be transferred to the Town of Tillsonburg.

It is the opinion of Council that the policies respecting the designation of additional Medium Density Residential Areas have been satisfactorily addressed. The proposed Medium Density Block abuts a proposed collector road which is being designed with a 22.0 metre right-of-way, and will allow for efficient access to North Street East. The subdivision plan has been prepared in coordination with the landowner to the west such that the collector road can align with the planned collector road extension to the west.

The revised extent of the Medium Density residential area will facilitate the development of parkland to be dedicated to the Town, and a medium density block consisting of townhouse and stacked townhouse development. The sites are in reasonable proximity to shopping, recreation and cultural uses. Public trail linkages proposed through the draft plan of subdivision will provide a direct active transportation link to the Trans Canada Trail and other pedestrian trails in the area.

Shopping, including a food store and other community serving uses including a fitness centre, gas station and religious institution is located nearby the subject lands. The proposed Medium Density Block will be appropriately buffered from existing low density residential development and is appropriately integrated within the proposed draft plan of subdivision with other townhouse development. The block is expected to be adequately serviced from the new infrastructure in the proposed plan of subdivision, and is sufficiently large to provide required parking and amenity areas.

An EIS has been submitted and peer reviewed which demonstrates that the proposed Medium Density Residential Area will not negatively impact surrounding woodlands and natural heritage corridors, and a Noise and Vibration Study was conducted to ensure that the medium density residential area is not negatively impacted by the noise and vibration resulting from North Street East and the CPR Railway.

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 designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Residential".
- 4.2 That Schedule "T-1" – Town of Tillsonburg Land Use Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Open Space".
- 4.3 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 "Open Space".
- 4.4 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Medium Density Residential".
- 4.5 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 3" on Schedule "A" attached hereto as "Low Density Residential".
- 4.6 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 4" on Schedule "A" attached hereto as "Open Space".
- 4.7 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 5" on Schedule "A" attached hereto as "Low Density Residential".
- 4.8 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by adding the neighbourhood park symbol identified as "ITEM 6" on Schedule "A" attached hereto.

- 4.9 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Open Space”.
- 4.10 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as “ITEM 2” on Schedule “A” attached hereto from “Open Space”.
- 4.11 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by adding the natural park symbol identified as “ITEM 3” on Schedule “A” attached hereto.
- 4.12 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by adding the neighbourhood park symbol identified as “ITEM 4” on Schedule “A” attached hereto.
- 4.13 That Schedule “T-4” – Town of Tillsonburg Transportation Network Plan, is hereby amended by removing the planned collector road identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.14 That Schedule “T-4” – Town of Tillsonburg Transportation Network Plan, is hereby amended by adding the collector road identified as “ITEM 2” on Schedule “A” attached hereto.
- 4.15 That Schedule “T-4” – Town of Tillsonburg Transportation Network Plan, is hereby amended by adding the planned collector road identified as “ITEM 3” on Schedule “A” attached hereto.
- 4.16 That Schedule “T-4” – Town of Tillsonburg Transportation Network Plan, is hereby amended by removing the intersection improvement identified as “ITEM 4” on Schedule “A” attached hereto.
- 4.17 That Schedule “T-4” – Town of Tillsonburg Transportation Network Plan, is hereby amended by adding the intersection improvement identified as “ITEM 5” on Schedule “A” attached hereto.

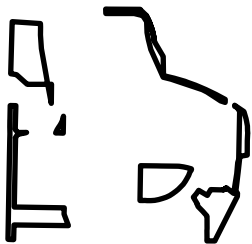
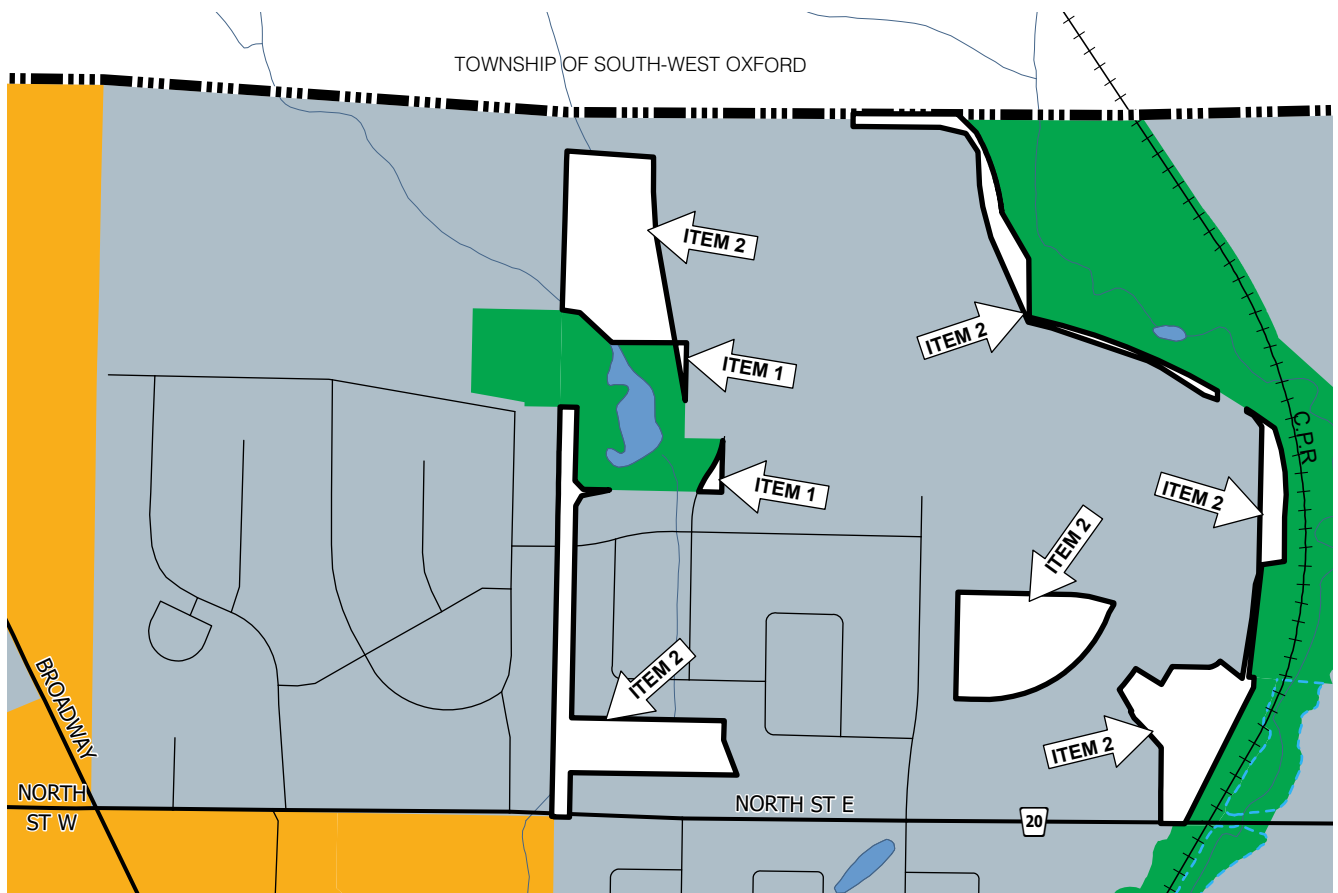
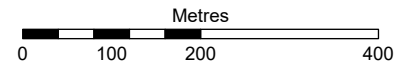
## 5.0 IMPLEMENTATION

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. 294  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



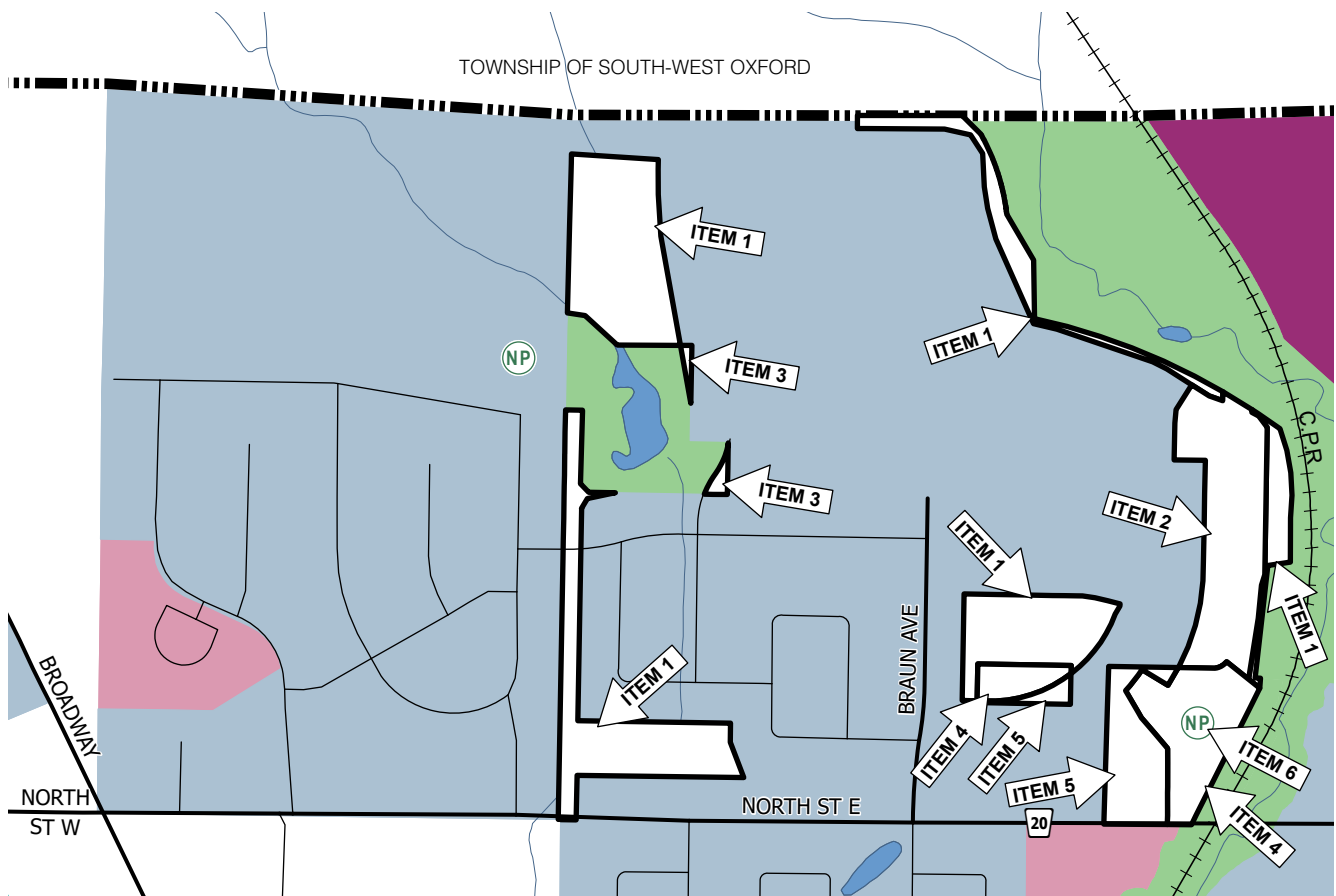
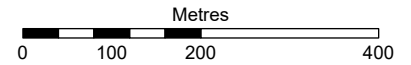
**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM OPEN SPACE TO RESIDENTIAL
- ITEM 2 - CHANGE FROM RESIDENTIAL TO OPEN SPACE

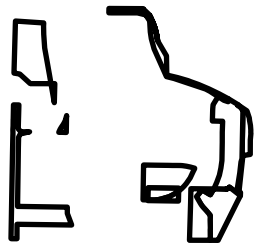
**LAND USE PLAN LEGEND**

- RESIDENTIAL
- SERVICE COMMERCIAL
- OPEN SPACE
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 294  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**



- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 5 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
- ITEM 6 - ADD NEIGHBOURHOOD PARK

**RESIDENTIAL DENSITY PLAN LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- NP NEIGHBOURHOOD PARK

SCHEDULE "A"

AMENDMENT No. 294

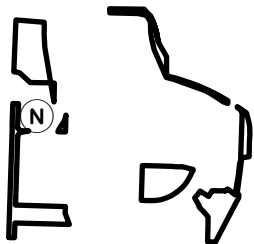
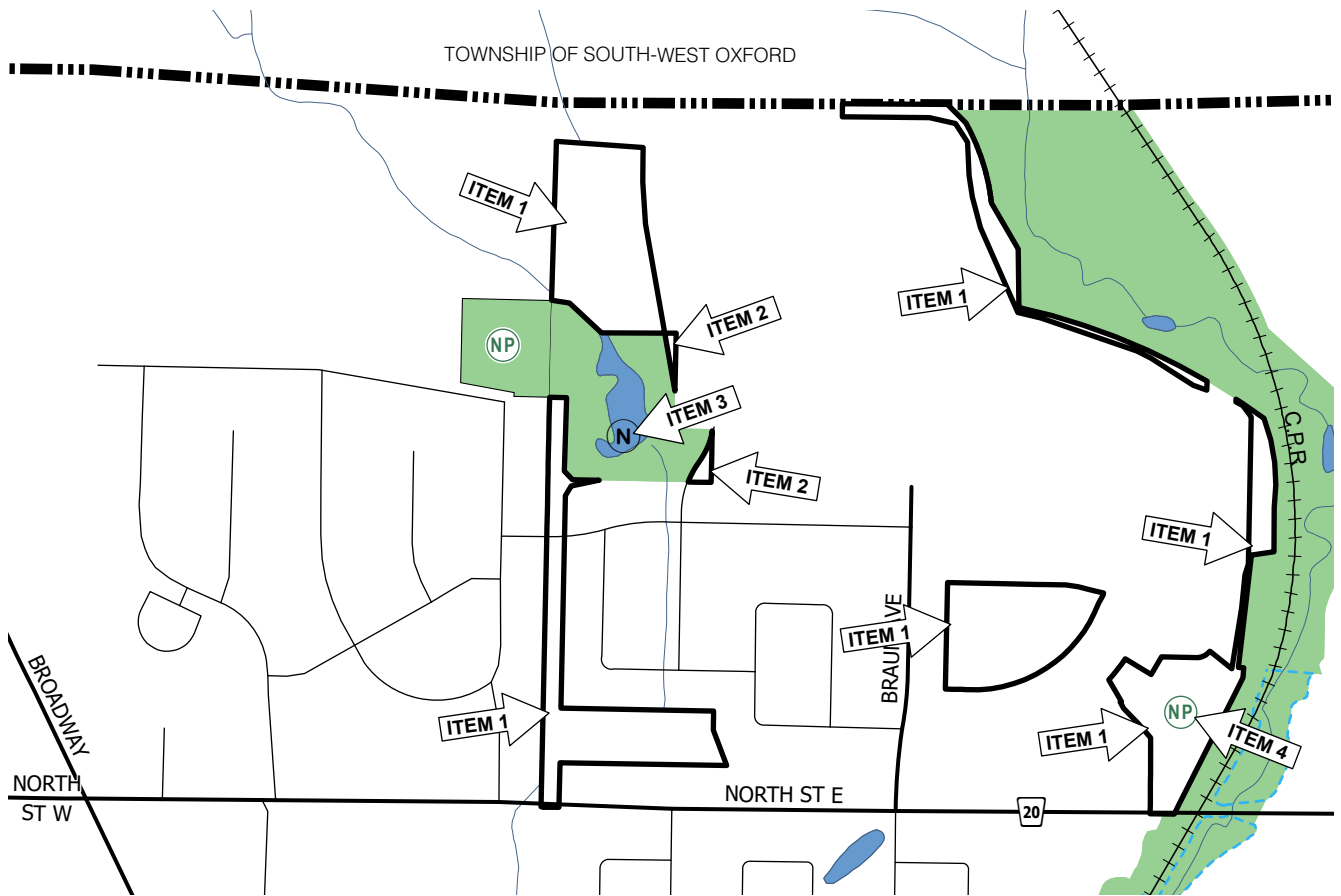
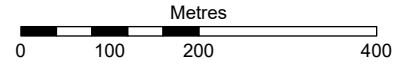
TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-3"

**TOWN OF TILLSONBURG**

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN**



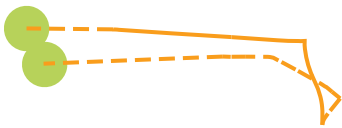
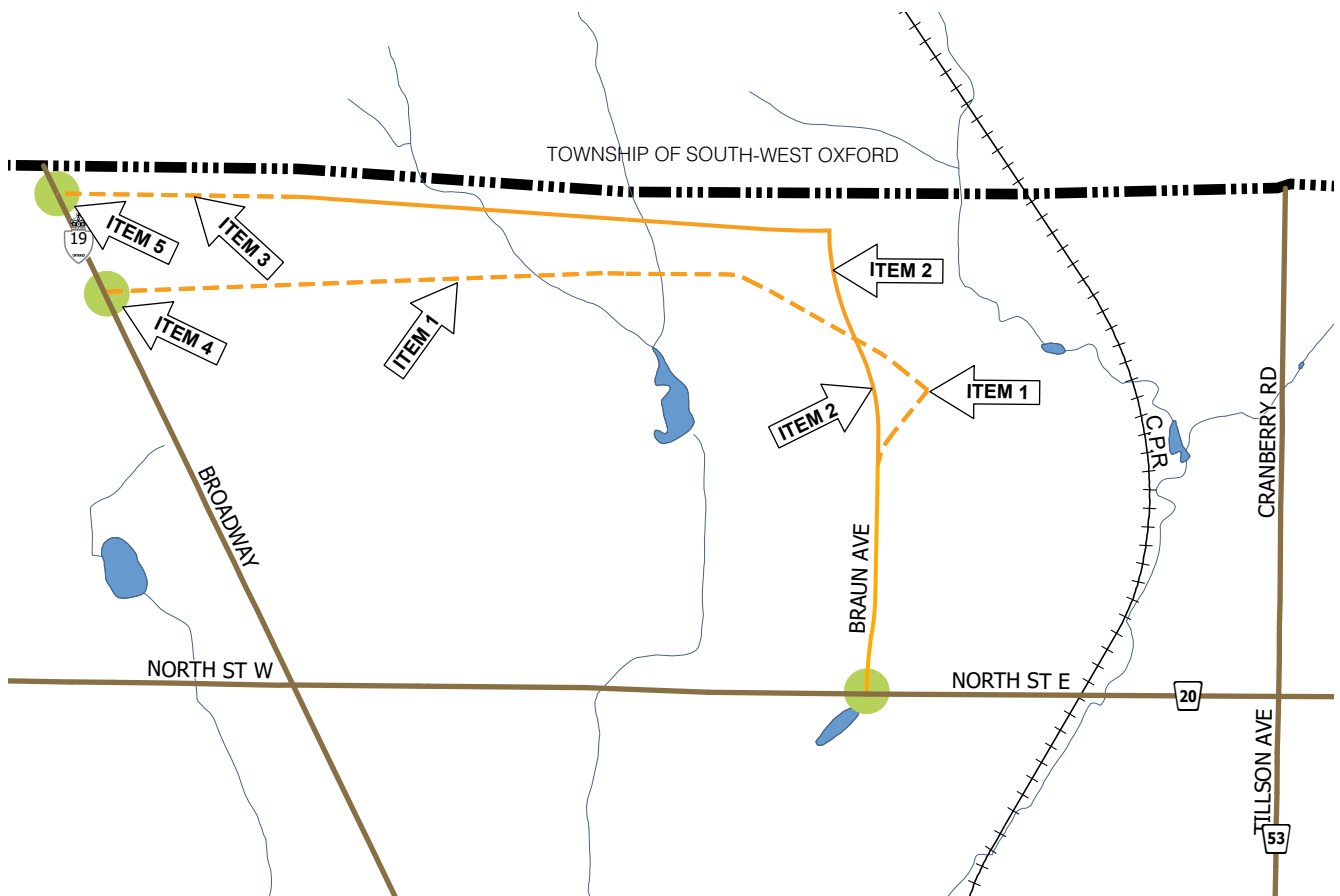
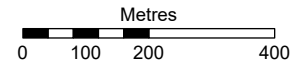
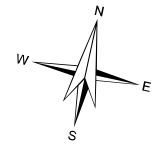
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO OPEN SPACE
- ITEM 2 - REMOVE FROM OPEN SPACE
- ITEM 3 - ADD TOWN NATURAL PARK
- ITEM 4 - ADD NEIGHBOURHOOD PARK

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
LEGEND**

- OPEN SPACE
- NEIGHBOURHOOD PARK
- TOWN NATURAL PARK
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 294  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-4"  
**TOWN OF TILLSONBURG**  
**TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - REMOVE PLANNED COLLECTOR ROAD
- ITEM 2 - ADD COLLECTOR ROAD
- ITEM 3 - ADD PLANNED COLLECTOR ROAD
- ITEM 4 - REMOVE INTERSECTION IMPROVEMENT
- ITEM 5 - ADD INTERSECTION IMPROVEMENT

**TRANSPORTATION NETWORK PLAN LEGEND**

- ARTERIAL ROAD
- COLLECTOR ROAD
- PLANNED COLLECTOR ROAD
- INTERSECTION IMPROVEMENT



**File No.:** OP 22-27-7  
**OWNER:** PERFORMANCE COMMUNITIES REALTY INC.  
**APPLICANT:** MHBC PLANNING  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 295  
**DATE OF ADOPTION:** APRIL 12, 2023  
**DATE OF NOTICE:** APRIL 24, 2023  
**LAST DATE OF APPEAL:** MAY 14, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

---

Take notice that the Council of the County of Oxford passed By-Law No. 6533-2023 on April 12, 2023, to adopt Official Plan **Amendment No. 295** to the County of Oxford Official Plan under Section 17 of the Planning Act.

*All public comments received were considered by Council in the decision rendered on this file.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

### **Purpose and Effect of the Official Plan Amendment**

The proposed Official Plan Amendment will amend the designation of one block within the proposed plan of subdivision from Low Density Residential to Medium Density Residential, to facilitate a medium density townhouse block.

### **When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

### **When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: SB 22-03-7 &  
ZN 7-22-10**

### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3216**

### **Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6533-2023

**BEING** a By-Law to adopt Amendment Number 295 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 295 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 295 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 12<sup>th</sup> day of April, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of April, 2023.

Marcus Ryan

MARCUS RYAN, WARDEN

Chloe Senior

CHLOÉ J. SENIOR, CLERK



hereby certify this to be a true copy.  
Apr 14/23  
Date  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 295  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto  
constitutes Amendment Number 295 to the County of Oxford Official Plan

## 1.0 PURPOSE OF THE AMENDMENT

The proposed Official Plan Amendment (OPA) amends Schedule "T-2," Town of Tillsonburg Residential Density Plan, to re-designate one block within the proposed plan of subdivision for future Medium Density Residential development.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Lots 6, Concession 10 (Dereham) and Blocks 18-21, Plan 41M-148, in the Town of Tillsonburg. The lands are located on the north side of Bobolink Drive, and the lands do not currently have a civic address.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to amend Official Plan Schedule "T-2," Town of Tillsonburg Residential Density Plan, to re-designate one block within the proposed plan of subdivision for future Medium Density Residential development.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types, tenures, and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area.

It is the opinion of Council that the policies respecting the designation of additional Medium Density Residential Areas have been satisfactorily addressed. The proposed Medium Density Block abuts a proposed collector road which is being designed with a 22.0 metre right-of-way. Until such time as the collector road is extended to the east or west, traffic will be directed to the south of the proposed development, and two points of access have been provided to facilitate that movement. The subdivision plan has been prepared in coordination with the landowner to the east such that the collector road can align with the collector road extension to the east. It is noted that this planned collector road has been identified on Schedule T-4 of the Official Plan, (Town of Tillsonburg Transportation Network Plan), since the adoption of the Official Plan in 1995.

The proposed Medium Density block is close to shopping, recreation and cultural uses. An existing neighbourhood park abuts the draft plan of subdivision to the south. Public trail linkages proposed through the draft plan of subdivision will provide a direct active transportation link for residents of the proposed medium density block to access to the public park. Shopping, including a food store is located southwest of the subject lands. The proposed medium density block will be within a five minute walk of the existing food store. Other community serving uses including a fitness centre, gas station and religious institution are also located nearby. The proposed Medium Density Block will be appropriately buffered from existing low density residential development and is appropriately integrated within the proposed draft plan of subdivision with other townhouse development. The block is expected to be adequately serviced from the new infrastructure in the proposed plan of subdivision, and is sufficiently large to provide required parking and amenity areas.

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-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Medium Density Residential".

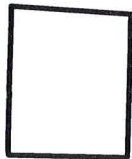
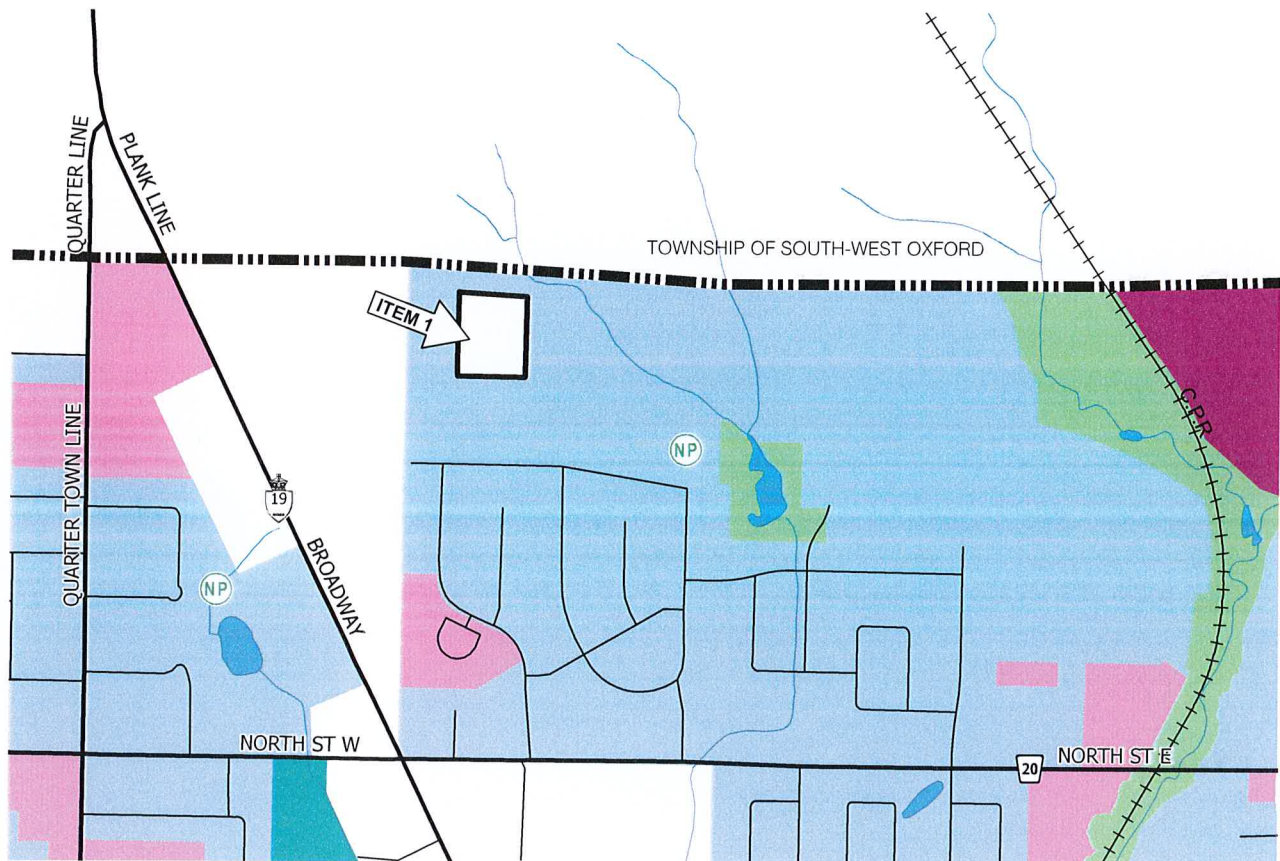
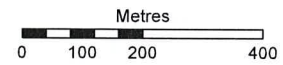
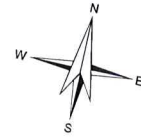
5.0 IMPLEMENTATION

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. 295  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  MOBILE HOME PARK
-  OPEN SPACE
-  NEIGHBOURHOOD PARK

**Signature:** Marcus Ryan

Marcus Ryan (Apr 12, 2023 15:28 EDT)

**Email:** mryan@oxfordcounty.ca

**Signature:** *Chloe Senior*

**Email:** csenior@oxfordcounty.ca









# 6533-2023 OPA295

Final Audit Report

2023-04-13

Created:	2023-04-12
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAi5tssEHgB694j2Saog4PCxOxbfa9CNdu

## "6533-2023 OPA295" History

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Signature Date: 2023-04-13 - 12:35:58 PM GMT - Time Source: server- IP address: 99.226.147.14
-  Agreement completed.  
2023-04-13 - 12:35:58 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.



**File No.:** OP 23-02-8  
**OWNER:** COUNTY OF OXFORD  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 296  
**DATE OF ADOPTION:** MAY 25, 2023  
**DATE OF NOTICE:** MAY 30, 2023  
**LAST DATE OF APPEAL:** JUNE 19, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6525-2023 on May 25, 2023, to adopt Official Plan Amendment No. 296 to the County of Oxford Official Plan under Section 17 of the Planning Act.

*All public comments received were considered by Council in the decision rendered on this file.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

**Purpose and Effect of the Official Plan Amendment**

The amendment to the Official Plan proposes to re-designate the lands from Low Density Residential to Medium Density Residential, to facilitate a three storey, 43 unit apartment building on the subject lands.

The former place of worship building on the lands will be converted for residential use, and an addition is proposed to provide a total of 43 apartment units on the site, consisting of 7 two bedroom apartment units and 36 one bedroom apartment units. The development will provide an affordable housing option within the City of Woodstock.

**When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: ZN 8-23-02**

**Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Senior Planner – 519-539-9800 x3206**

**Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6525-2023

**BEING** a By-Law to adopt Amendment Number 296 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 296 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 296 to the County of Oxford Official Plan, being the attached explanatory text and schedule, 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 24<sup>th</sup> day of May, 2023.

READ a third time and finally passed this 24<sup>th</sup> day of May, 2023.



Marcus Ryan

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK

I hereby certify this to be a true copy.

May 26/23  
Date

Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 296

TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes  
Amendment Number 296 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate certain lands in the City of Woodstock from 'Low Density Residential' to 'Medium Density Residential', to facilitate the development of a 3-storey, 43 unit apartment development.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lots 363-366 & 514-517, Plan 827, in the City of Woodstock. The lands front on the north side of Braeside Street, west side of Springbank Avenue North, and east side of Edgewood Drive, and are municipally known as 175 Springbank Avenue North, in the City of Woodstock.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing for low and moderate income households is available in the City of Woodstock.

Council is further satisfied that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been adequately addressed. The subject lands front on Springbank Avenue, which is an arterial road and apart from one entrance on Edgewood Drive to access 20 parking spaces in the proposed North Lot, the traffic to and from the site is proposed largely to be accommodated by Springbank Avenue. The subject lands are in close proximity to Edgewood Park, Springbank Public School, Huron Park Secondary School, and are less than 400 m from designated shopping areas on Dundas Street. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, landscaping, fencing, grading, access and parking will be addressed to the satisfaction of the City and County.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation.

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 "W-3" – City of Woodstock Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

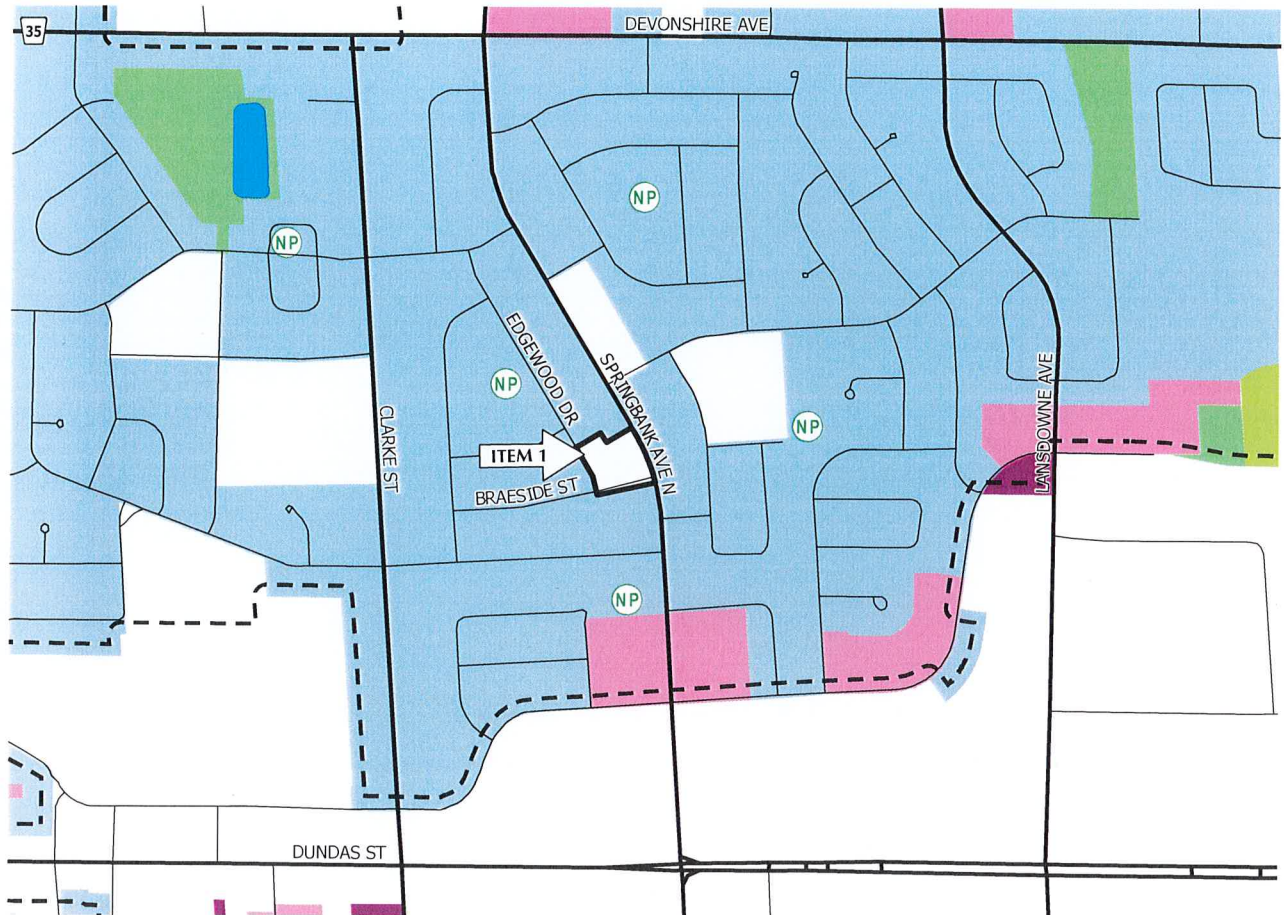
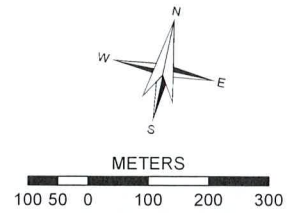
5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

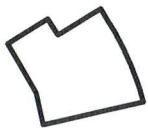
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"  
 AMENDMENT No. 296  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK  
 RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT

**Signature:** Marcus Ryan  
Marcus Ryan (May 25, 2023 08:06 EDT)

**Email:** mryan@oxfordcounty.ca

**Signature:** *Chloe Senior*

**Email:** csenior@oxfordcounty.ca










# 6525-2023

Final Audit Report

2023-05-25

Created:	2023-05-24
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0laea5NhFAoe_AtGNPL14W4ZyImTin_z

## "6525-2023" History

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2023-05-25 - 12:06:56 PM GMT- IP address: 184.94.185.104
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Signature Date: 2023-05-25 - 2:25:47 PM GMT - Time Source: server- IP address: 99.226.147.14
-  Agreement completed.  
2023-05-25 - 2:25:47 PM GMT



**File No.:** OP 22-28-8  
**OWNER:** 2733153 ONTARIO INC &  
2774487 ONTARIO INC  
**APPLICANT:** BAKER PLANNING GROUP  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 297  
**DATE OF ADOPTION:** JULY 12, 2023  
**DATE OF NOTICE:** JULY 14, 2023  
**LAST DATE OF APPEAL:** AUGUST 3, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6539-2023 on July 12, 2023, to adopt Official Plan **Amendment No. 297** to the County of Oxford Official Plan under Section 17 of the Planning Act.

*Council did not receive any comments from the public respecting this application.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

**Purpose and Effect of the Official Plan Amendment**

The amendment to the Official Plan proposes to re-designate the lands from Low Density Residential to Medium Density Residential, to facilitate a three storey, 8 unit multiple attached dwelling house on the subject lands. The existing legal non-conforming 5 unit multiple attached dwelling will be removed and replaced with the proposed 8 unit building.

**When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: ZN 8-22-23**

**Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Eric Gilbert, Manager of Development Planning – 519-539-9800 x3216**

**Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6539-2023

**BEING** a By-Law to adopt Amendment Number 297 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 297 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 297 to the County of Oxford Official Plan, being the attached explanatory text and schedule, 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 12<sup>th</sup> day of July, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of July, 2023.



*Marcus Ryan*

Marcus Ryan (Jul 12, 2023 10:38 EDT)

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MARCUS RYAN,

WARDEN

*Chloe Senior*

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CHLOÉ J. SENIOR,

CLERK

AMENDMENT NUMBER 297  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 297 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate certain lands in the City of Woodstock from 'Low Density Residential' to Medium Density Residential', to facilitate the development of a 3-storey, 8 unit multiple attached dwelling house.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lot 2, Plan 55, in the City of Woodstock. The lands front on the north side of Raglan Street and south side of Park Row, between Waterloo Street and Cathcart Street, and are municipally known as 215 Raglan Street, in the City of Woodstock.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

Council is further satisfied that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been satisfactorily addressed. The existing legal non-conforming dwelling proposed to be replaced currently has a residential density that falls within the range permitted by the Medium Density Residential policies. The subject lands are located approximately 200 m west of Mill Street Avenue, which is an arterial road and the subject lands are in close proximity to Park Row Park, and McIntosh Park, and are less than 600 m from designated shopping areas on Dundas Street. Due to the location and height of the building, no shadowing impacts are anticipated on any adjacent properties. The three additional residential units are a minor intensification of the existing residential use with minimal impact on traffic expected.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation.

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 "W-3" – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

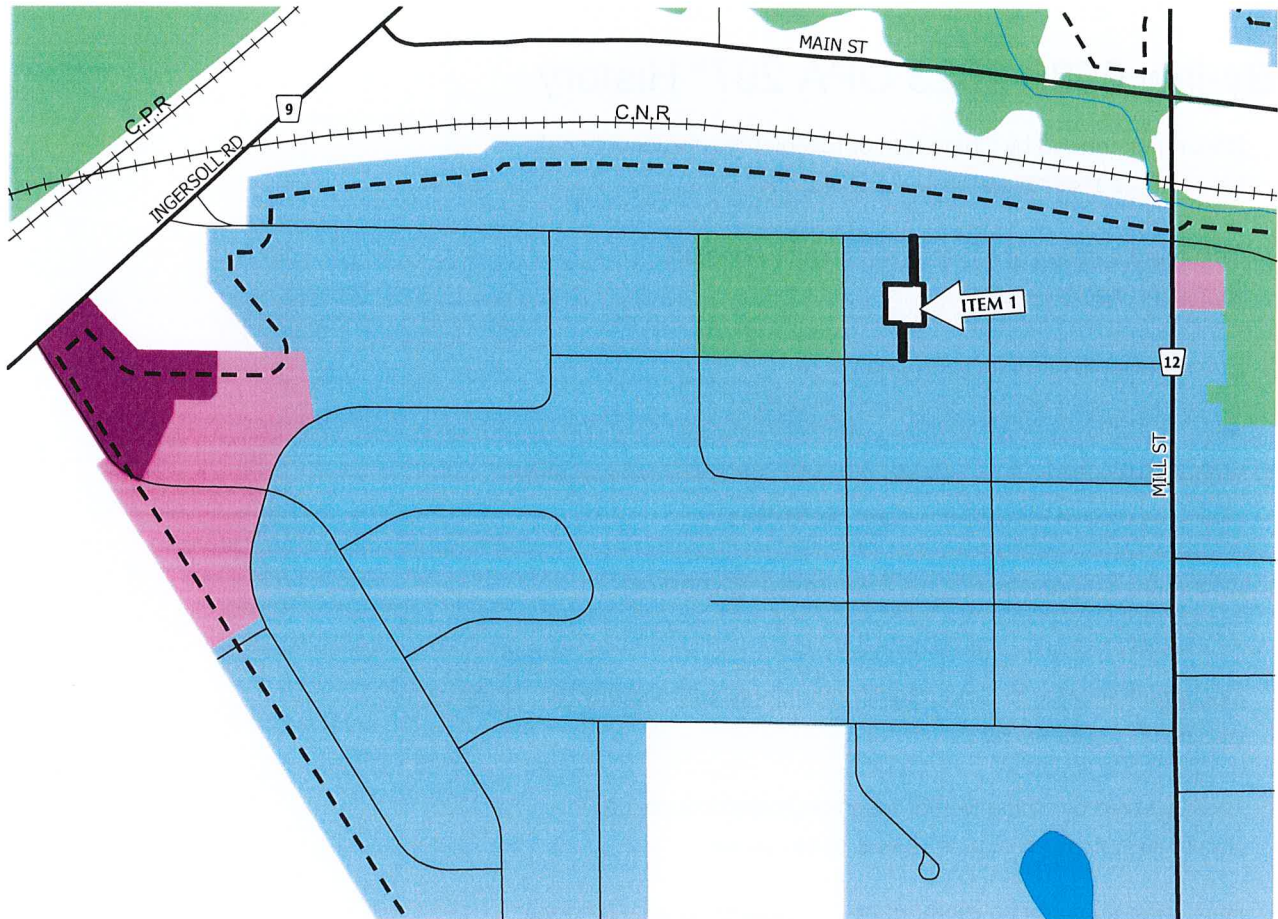
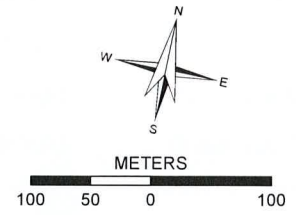
5.0 IMPLEMENTATION

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. 297  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK  
 RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL  
 TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OPEN SPACE
-  COMMUNITY PLANNING DISTRICT










# By-law 6539-2023 OPA 297

Final Audit Report

2023-07-14

Created:	2023-07-14
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG6gbvFCdG65ATVfAfRESd1yaAJrqg4qv

## "By-law 6539-2023 OPA 297" History

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-  Signer mryan@zorra.ca entered name at signing as Marcus Ryan  
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2023-07-14 - 2:41:24 PM GMT





**File No.:** OP 23-03-4  
**OWNER:** MURGO FARMS LTD.  
**MUNICIPALITY:** TOWNSHIP OF SOUTH-WEST OXFORD

**AMENDMENT NUMBER :** 300  
**DATE OF ADOPTION:** JULY 12, 2023  
**DATE OF NOTICE:** JULY 14, 2023  
**LAST DATE OF APPEAL:** AUGUST 3, 2023

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) and 21 of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. 6556-2023 on July 12, 2023, to adopt Official Plan **Amendment No. 300** to the County of Oxford Official Plan under Section 17 of the Planning Act.

*Council did not receive any comments from the public respecting this application.*

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

### **Purpose and Effect of the Official Plan Amendment**

The application for Official Plan amendment proposes to include a site specific policy to facilitate the severance of approximately 2,365 m<sup>2</sup> (0.58 ac) containing a single detached dwelling, while retaining approximately 61.35 ha (151.6 ac) of agricultural lands containing a single detached dwelling within an area identified as a Sand and Gravel Resource Area.

### **When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca));
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. \*OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

### **When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Application: B23-07-4**

### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Spencer McDonald, Development Planner – 519-539-9800 x3205**

### **Mailing Address for Filing a Notice of Appeal**

Submit Notice of Appeal to the attention of:  
Mrs. Chloé J. Senior, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. 6556-2023

**BEING** a By-Law to adopt Amendment Number 300 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 300 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of South-West Oxford and the County of Oxford has held a public meeting, and has recommended Amendment Number 300 to the County of Oxford Official Plan 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 300 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 12<sup>th</sup> day of July, 2023.

READ a third time and finally passed this 12<sup>th</sup> day of July, 2023.



*Marcus Ryan*

Marcus Ryan (Jul 12, 2023 10:42 EDT)

MARCUS RYAN,

WARDEN

*Chloe Senior*

CHLOÉ J. SENIOR,

CLERK

AMENDMENT NUMBER 300  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes  
Amendment Number 300 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to designate certain lands within the Township of South-West Oxford as a site-specific policy area to facilitate a severance which would result in the creation of one new lot occupied by a single detached dwelling for non-farm rural residential use within an area identified as a Sand and Gravel Resource Area.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

## 3.0 BASIS FOR THE AMENDMENT

The subject property comprises approximately 61.58 ha (152.1 ac) with frontage on Sweaburg Road and contains two existing single detached dwellings, private wells and septic systems, and significant agricultural lands (used for cash cropping purposes). The applicant proposes to sever one of the dwellings on a lot comprising approximately 0.24 ha (0.58 ac) and to retain approximately 61.35 ha (151.6 ac) of agricultural land which will contain the other dwelling.

Council is of the opinion that the proposed amendment to the Official Plan to facilitate the above-noted severance is consistent with the 2020 Provincial Policy Statement (PPS) with respect to the severance of surplus dwellings in prime agricultural areas. Further, Council is satisfied that the applicant's proposal to amend the policies of the Official Plan related to consents within lands identified as a significant aggregate resource on a site-specific basis to facilitate the above-noted consent will have no impact on the future potential for the extraction of aggregate resources in this area.

In light of the foregoing, Council is also satisfied that the proposed amendment to the Official Plan supports the strategic initiatives and objectives of the Official Plan with respect to the protection of aggregate resources, and preventing conflicts between resource extraction activities and non-farm rural residential land uses. Council is further satisfied that the proposal is unlikely to generate further land use conflicts than what is currently in place presently. Accordingly, site-specific Official Plan policies to facilitate a severance for a non-farm rural residential lot are appropriate in this instance.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Section 3.1.5.4 – *Rural Residential Uses*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.5.4.7:

“3.1.5.4.7.2 Lot 3, Concession 4 (West Oxford), Township of South-West Oxford

**Location** The lands to which this subsection applies comprise approximately 61.6 ha (152 ac) with frontage on Sweaburg Road and are described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

**Policies** Notwithstanding Section 3.1.5.4 or any other relevant policies of the Official Plan, a parcel of land with frontage on Sweaburg Road intended for non-farm rural residential use, comprising approximately 0.24 ha (0.58 ac) of land containing a single detached dwelling may be severed from the subject property by means of a consent approved by the County Land Division Committee.

The severed parcel shall be zoned to reflect the use of the lands for non-farm rural residential use while the remaining agricultural lot will be rezoned to prohibit future construction of a new residential dwelling of any type and an agreement for such prohibition will be registered on the property title.

The County Land Division Committee will ensure that the requirement for Zoning By-law amendment(s) and agreement, as noted above, are implemented through conditions of consent at the time that provisional consent is given.”

#### 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.










# By-law 6556-2023

Final Audit Report

2023-07-14

Created:	2023-07-14
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
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