

**To: Mayor and Members of Township of Zorra Council**

**From: Spencer McDonald, Development Planner, Community Planning**

## **Application for Official Plan Amendment OP25-17-5– John and Susanne Langlois**

### **REPORT HIGHLIGHTS**

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- The Official Plan Amendment Application proposes to redesignate approximately 2.1 ha (5.2 ac) of the subject lands from the 'Future Urban Growth' designation and place them into a 'Medium Density Residential' designation in order to facilitate a future medium density residential development.
- Applications for Plan of Subdivision / Plan of Condominium and Zone Change are anticipated to be received in the future, pending approval of this Official Plan Amendment.
- Planning staff are recommending that Township Council support the proposal, as it is consistent with the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan with respect to residential development within serviced villages.

### **DISCUSSION**

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#### **BACKGROUND**

OWNERS: John and Susanne Langlois  
883705 Road 88, Embro, ON, N0J 1J0

LOCATION:

The subject lands are described as Part Lot 11, Conc. 4, (West Zorra), save and except the lands contained within Registered Plan 41M-361, Township of Zorra. The lands are located on the west side of 37<sup>th</sup> Line, between Road 78 and Totten Street, in the Village of Embro and are municipally known as 375653 37<sup>th</sup> Line.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "Z-3"	Village of Embro Land Use Plan	Future Urban Growth

Proposed:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "Z-3"	Village of Embro Land Use Plan	Medium Density Residential

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

Existing Zoning: 'Development Zone (D)'

PROPOSAL:

The County of Oxford has received an application for Official Plan Amendment to place an approximate 2.1 ha (5.2 ac) area of the subject lands into the 'Medium Density Residential' (MDR) designation, for the purpose of facilitating a future development anticipated to be comprised of townhouse dwellings. It is anticipated that a future application for Plan of Subdivision / Plan of Condominium and zoning by-law amendment will be submitted to provide a more specific, detailed proposal for the type of development being proposed. An associated application for consent was submitted concurrently and will seek to sever the lands being redesignated from the balance of the lands as part of the overall development plan.

The applicants have not submitted an application for zone change at this time. It is expected that this application will be received and reviewed concurrently with the future plan of subdivision / condominium application and generally understood that the lands will be placed into a residential zone that corresponds with townhouse development in the Village (i.e. R3 zoning). The lands are currently zoned 'Development (D) Zone' according to the Township Zoning By-law.

The subject land is currently vacant and is under agricultural (cash cropping) production. Surrounding land uses in the immediate vicinity consist mainly of low-density residential development with a variety of commercial uses within the existing Village Core of Embro to the immediate north. Cambrocourt Manor is located to the immediate south of the subject area proposed to be redesignated.

Plate 1, Location Map and Existing Zoning, identifies the location of the subject lands, as well as the zoning of the lands within the surrounding area.

Plate 2, Aerial Map (2020), provides an aerial image of the subject lands and the surrounding area

Plate 3, Official Plan Designation Mapping, shows the existing OP designations in the area, including the subject property.

Plate 4, Applicants' Sketch, shows a potential concept plan for a future medium density residential development, as provided by the applicant.

## Application Review

### PROVINCIAL PLANNING STATEMENT (2024)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

With respect to the subject applications, Section 2.1.4 requires that planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.2.1, Housing, provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
  1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1, General Policies for Settlement Areas indicate that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.3.1, 2) states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land use resources;
- b) optimize existing and planned infrastructure and public facilities;
- c) support active transportation;
- d) are transit supportive, as appropriate, and,

e) are freight supportive.

#### OFFICIAL PLAN

The subject lands are located within the Village of Embro, which is identified as a 'Serviced Village' according to Schedule 'C-3', County of Oxford Settlement Strategy Plan, as contained in the Official Plan. The lands are designated 'Future Urban Growth' according to Schedule "Z-3", Village of Embro Land Use Plan.

Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized water and wastewater facilities and new development in the Serviced Village designation shall generally be fully serviced by both water and wastewater facilities.

According to Section 2.1.1 (Growth Management), in order to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

In recognition of the importance of efficient land use and development patterns, the Official Plan directs in Section 2.1.1 that County Council shall proactively plan, co-ordinate and stage growth and the provision of public service facilities and infrastructure to sustain financial well-being over the long-term.

Growth and development will be focused in settlements and their vitality and regeneration will be promoted. It is the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20-year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources that, among other matters, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities and support active transportation and existing or planned transit.

Intensification will be promoted in appropriate locations within settlements, particularly those serviced by centralized wastewater and water supply facilities. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning so they are financially viable over their life-cycle and available to meet current and projected needs. Further, infrastructure and public service facilities shall be provided in a coordinated, efficient and cost effective manner that considers impacts from climate change.

Section 4.2.2.6 (Future Urban Growth Areas) and more specifically, 4.2.2.6.3, lands within the Village of Embro, provides specific policy direction for the subject lands, identifying that:

"Part of Lot 11, Concession 4 (West Zorra)

- Applicants shall be required to demonstrate how any proposed development on these lands will integrate with adjacent Future Urban Growth lands. Development of any portion of these lands shall not limit or constrain the ability to appropriately plan, service and develop the balance of the Future Urban Growth lands.
- Any residential development proposed for these lands shall be phased, as required, to address the County's policies pertaining to the allocation of servicing capacity, in accordance with County criteria, to the satisfaction of the County; and..."

Additional policy direction provided in 4.2.2.6.6.3 provides direction for non-residential (commercial and industrial) uses for the subject lands, which are currently not contemplated by the subject application.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) directs that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Further, Section 6.2.3 of the Official Plan directs that Medium Density Residential areas in serviced villages are those lands that are primarily developed or planned for low profile multiple unit development that exceed densities established for Low Density Areas. Residential uses within the Medium Density Residential areas include all forms of townhouse development, cluster houses, converted dwellings and low-rise apartment buildings.

The maximum net residential density within Medium Density Residential designations is 50 units per hectare (20 units per acre), and the minimum net residential density is 22 units per hectare (9 units per acre).

Net residential density is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

The OP establishes that further Medium Density Designations will satisfy the following locational requirements:

- sites will abut major roads, County Roads or Provincial Highways as identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3, or will be situated such that movements from the site do not flow through any adjoining Low Density Residential Area;
- sites will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas which serve as community activity nodes.

In addition to the locational policies outlined in this section, when considering proposals to designate lands for medium density residential development, the Area Council and County Council will be guided by the following:

- the proposal will be fully serviced by centralized water supply and wastewater treatment facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed development;

- stormwater run-off from the proposal will be adequately controlled in accordance with the interim stormwater management policies of Section 3.2.7.2.1 and will not negatively affected adjacent properties;
- the size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- the location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of and proximity to existing or proposed services and amenities such as schools, leisure facilities and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Section 6.2.4 - Site Design Policies for Multiple Unit Residential Development in Rural Settlements, sets out policies to assist in ensuring that multiple unit residential development provides a high quality of life for residents and that design criteria be considered for all multiple unit development in rural settlements, where permitted and be applied, where feasible.

#### Embro Secondary Plan

The Village of Embro Secondary Planning study, which was approved in 2010, provides a framework for future growth within the Village of Embro, and, relative to the subject lands specifically, identifies that:

“The Future Urban Growth lands south of Commissioner and west of Huron Street (Oxford Road 6) are recommended for a mix of low density residential, medium density residential, Industrial, Service Commercial, and Park / Open Space designations...”

The secondary plan also highlighted that a Medium Density block on the west side of Huron Street (Oxford Road 6) be considered to permit a primary use of medium density residential, while also permitting mixed uses such as institutional and office uses.

#### ZONING BY-LAW

The subject lands are currently zoned ‘Development Zone (D)’ according to the Township’s Zoning By-law, reflecting the identified growth plans for the subject lands highlighted in the Embro Secondary Plan from 2010. At this time, no application for zone change is being considered, and the lands are to remain in the ‘Development (D) Zone’ until such time as formalized applications for Plan of Subdivision / Condominium are received and more detailed development plans are proposed.

It is generally understood that the future development will be comprised of townhouse dwelling units, and that the zoning affecting the subject lands would be a ‘Residential Type 3 (R3) Zone’ or a ‘Special Residential Type 3 (R3-sp)’ zone.

Staff note that the detailed development of the lands will be subject to an application for site plan approval, which will consider matters such as lighting, landscaping, screening, building facades, grading and municipal servicing and will be determined and reviewed by both the Township and the County through the subdivision process.

#### AGENCY COMMENTS

Oxford County Public Works outlined the following requirements for future site plan approval application:

- At this time, conditional water and wastewater capacity exists to accommodate this development. Future development associated with this OPA will require confirmation of available capacity at the time of subsequent planning application (e.g. draft plan of subdivision, site plan), in accordance with the County of Oxford's Water and Wastewater Capacity Allocation Policy.

To assist the developer in preparation for a potential future Site Plan Application, Public Works offers the following preliminary comments to be addressed through the SPA process. Note that this is not an exhaustive list.

1. Functional Servicing Report: The FSR shall summarize the development's proposed water demand (e.g. avg day, max day, peak hour), and wastewater generation (e.g. avg day and peak flows), including rationale. For the water demand, please use max day and peak hour factors specified by MECP (Table 3-1). A max day factor of 2.75 and a peak hour factor of 4.13 should be used based on the serviced population of Embro.
2. Servicing Drawings: Submit servicing drawings to demonstrate the servicing strategy for the proposed development. Water and sanitary servicing to follow Oxford County design guidelines. Oxford County's updated Engineering Design Guidelines (dated January 2026) can be accessed from the County's website at the following link: <https://www.oxfordcounty.ca/services-for-you/water-wastewater/water-and-wastewater-resources/>.

Township of Zorra Public Services Department and the Director of Corporate and Protective Services have indicated that a more comprehensive review of the overall site design and layout will be conducted as part of the future plan of subdivision / condominium application. Detailed comments regarding subdivision design and layout, as well as park/trail requirements will be provided by the Township as part of future development applications.

Township of Zorra Fire Chief and the Township Chief Building Official/Drainage Superintendent have no objections to the subject applications and have indicated that further comment will be provided at the time of the subdivision plan.

#### PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the applications for Official Plan Amendment and Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on February 25, 2026, and March 18, 2026, respectively. As of the date of the writing of this report, no comments have been received.

## **Planning Analysis**

The proposed application for Official Plan amendment has been submitted to facilitate a future medium density residential development within the Village of Embro. It is anticipated that the development will be comprised of townhouse dwellings, would be serviced by a new municipal road from Oxford Road 6 (37<sup>th</sup> Line), and will be comprised of either internal public roads or private condominium roads, depending on the more detailed development proposals received through the submission of a future application for plan of subdivision or plan of condominium.

As the proposed Official Plan Amendment affects lands which are located within a designated settlement area and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of municipal services and lands within a designated settlement boundary. The proposal also provides for what is anticipated to be alternative housing forms and types in Embro which is compatible with existing low and medium density residential development in the area. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant policies of the PPS respecting residential development in settlement areas.

Upon review of the initial development concept drawing and the current policy framework, staff note that it would appear as though the area proposed to be redesignated and development for medium density residential purposes would represent an efficient form of development, would function from a design standpoint, and, as previously identified, has appropriate consideration for future development on the balance of the lands to the west.

Regarding Section 4.2.2.6, and more specifically, 4.2.2.6.6.3 of the Official Plan, which identifies that development proposals shall be required to demonstrate how any proposed development on these lands will integrate with adjacent Future Urban Growth lands, Staff are satisfied that the proposed application has generally demonstrated this. Although a specific plan of subdivision / condominium has not yet been submitted for review, the applicants have provided a development concept (Plate 3 of Report No. 2026-97) that demonstrates how a medium density residential development can not only be accommodated on the area proposed for redesignation, but equally as important, how it can appropriately integrate with the adjacent Future Urban Growth lands. Consideration has been had for the Embro Secondary Plan, and a key element of any development being contemplated for the subject lands (the road extending to the balance of the 'FUG' lands to the immediate west) has been shown on the concept plan and is recognized by the applicant as being an integral part of any development concept for the subject lands.

Information provided by the applicant as part of the application for Official Plan amendment confirms that while detailed development plans are still underway, the future development will conform to the 'Medium Density Residential' policies of the Official Plan, and it is anticipated that the lands will be developed for a development primarily comprised of townhouse dwelling units. In addition, the materials submitted by the applicant confirm a road access providing a future connection to the other Future Urban Growth lands to the west will be included to ensure the development does not prevent the logical development of additional lands to the immediate west which are also identified for future growth. Further, preliminary comments from County Public Works have confirmed that sufficient water/wastewater capacity is currently available in the Embro water and wastewater systems to accommodate the proposed (preliminary) number of proposed dwelling units.

The Official Plan directs that any lands proposed for Medium Density development that are not currently designated for such use on the applicable land use schedules (Z-3, Land Use Plan for the Village of Embro, in this case) requires an amendment to the Plan and that further designations will satisfy a number of locational and site-specific criteria. The subject lands are located on a major road (37<sup>th</sup> Line – a County Road), as identified on Schedule Z-3.

Regarding the proposed designation of the subject lands for 'Medium Density Residential' (MDR) use, staff are generally of the opinion that this designation is appropriate in the context of development within a Serviced Village. The Official Plan directs that any lands that are not currently designated MDR on the applicable land use schedules (Z-2, Land Use Plan for the Village of Embro, in this case) require an amendment to the Plan and that further designations will satisfy a number of locational and site-specific criteria.

The subject property is located in proximity to Embro's Village Core, is in relatively close proximity to both community and neighbourhood parks to the north and northeast (Wallace Park, Embro Memorial Park / Splashpad and Matheson Park all being within 500 m of the subject lands) and will be fully serviced with municipal water and wastewater. As highlighted above, the OP requires that the application satisfy a number of locational criteria, and in this instance, Staff are satisfied that it does. The subject lands, and the area proposed to be redesignated specifically, has been identified as being appropriate for 'MDR' uses in the Embro Secondary Plan, will have access to a main road (Oxford Road 6 / 37<sup>th</sup> Line), is within close proximity to the Village core, is consistent with surrounding forms of development, and will integrate future development and servicing with existing infrastructure; Township and County staff have indicated that a functional servicing report will be required to be submitted as part of a plan of subdivision application, however, there has been no indication given by the relevant commenting agencies that the proposed development would not be feasible at this location.

Staff are generally satisfied that the proposed application is also generally in conformity to the direction provided in the Embro Secondary Plan, in that it proposes to place a portion of the subject lands into a Medium Density Residential designation, and would not preclude the balance of the lands (not subject to redesignation at this time) to develop for a variety of other uses including low density residential, industrial, service commercial, and park/open space.

Further, with respect to the Secondary Plan for Embro, which was approved in 2010 and established a broad development framework for the Village, the proposed application would appear to be consistent with the preferred development scenario for this area. It is identified in the secondary plan that the area subject to this OPA be developed for Medium Density Residential purposes. To ensure that access is maintained to the balance of the 'FUG' lands to the immediate west the applicant has identified that a future road (meeting Township standards for a municipal road), will form part of the development, and will help facilitate future development on the lands to the west when future plans are brought forward for their development.

With respect to the staff and agency comments received as a result of circulation, staff are of the opinion that while a number of details (i.e. subdivision design, servicing, parkland, etc.) will need to be confirmed through future development applications, the general nature of the proposed development is appropriate for the Village of Embro and staff note that several comments relating to these more detailed items, also including proposed grading, lighting, drainage and stormwater management be confirmed through the subsequent plan of subdivision / plan of condominium process.

It is the opinion of Staff that removing approximately 2.1 ha (5.2 ac) of the subject lands from the 'Future Urban Growth' designation and placing them into the 'Medium Density Residential' designation is both appropriate and conforms to the direction provided in both the Official Plan and the Embro Secondary Plan. Further, the application will facilitate the development of additional housing types and densities for the Village of Embro, which, being one of two serviced villages in the Township of Zorra, which are intended to accommodate most of the growth the Township is set to experience over the next 20 + years.

In light of the foregoing, it is the opinion of this Office that the application for Official Plan Amendment is consistent with the policies of the PPS and generally support the strategic initiatives and objectives of the Official Plan. As such, Planning staff are recommending that the application for OPA be supported.

## **RECOMMENDATION**

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**THAT, that the Council of the Township of Zorra advise County Council that the Township supports the application for Official Plan Amendment, File No. OP25-17-5, submitted by John and Susanne Langlois for the lands legally described as Part Lot 11, Conc. 4, (West Zorra), save and except the lands contained within Registered Plan 41M-361, Township of Zorra to redesignate approximately 2.1 ha (5.2 ac) of the subject lands to 'Medium Density Residential' to facilitate a future medium density residential development.**

## **SIGNATURES**

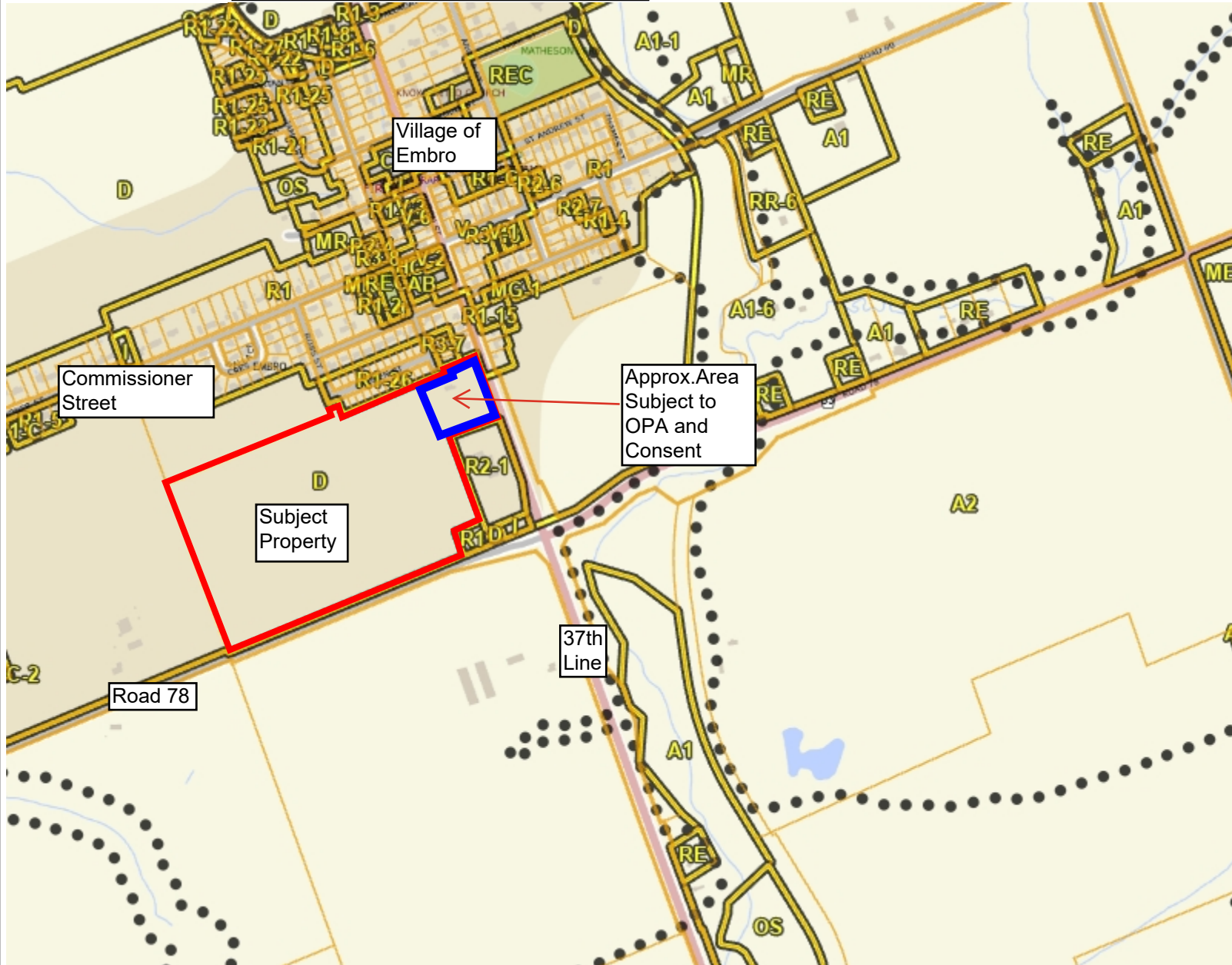
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**Authored by:**            *'Original Signed by'*

Spencer McDonald, MCIP, RPP  
Development Planner

**Approved for submission:**    *'Original Signed by'*

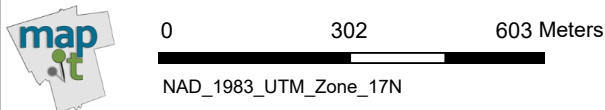
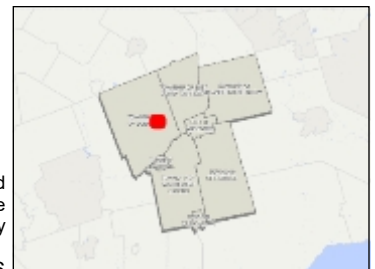
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

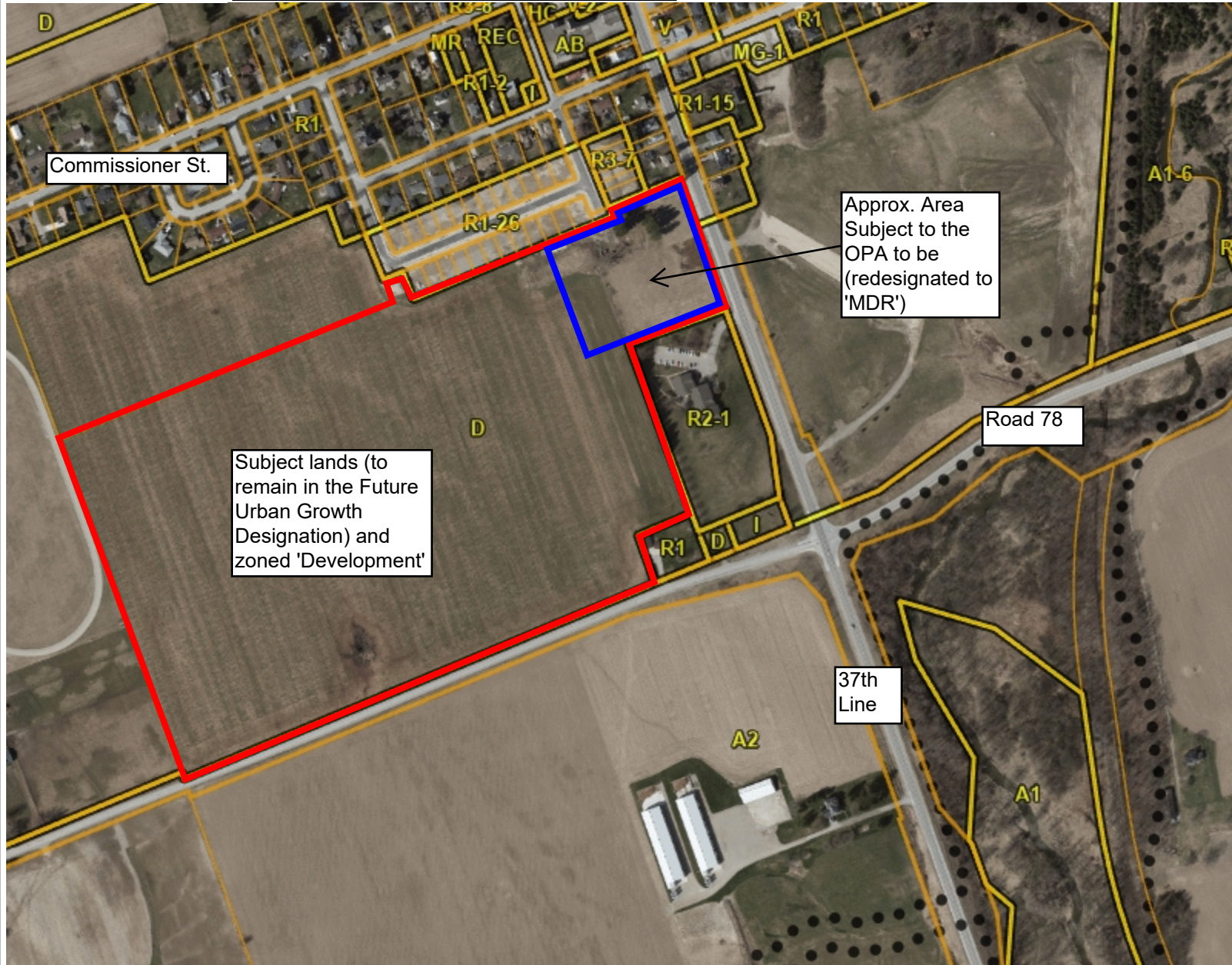
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  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines**
- Regulation Limit**
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  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

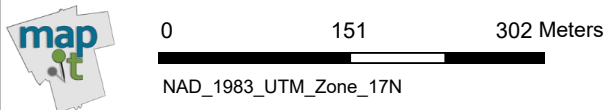
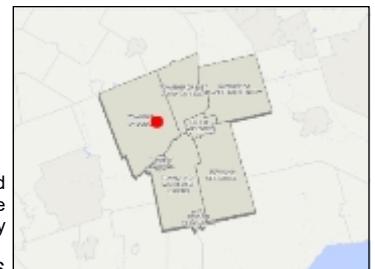
February 23, 2026



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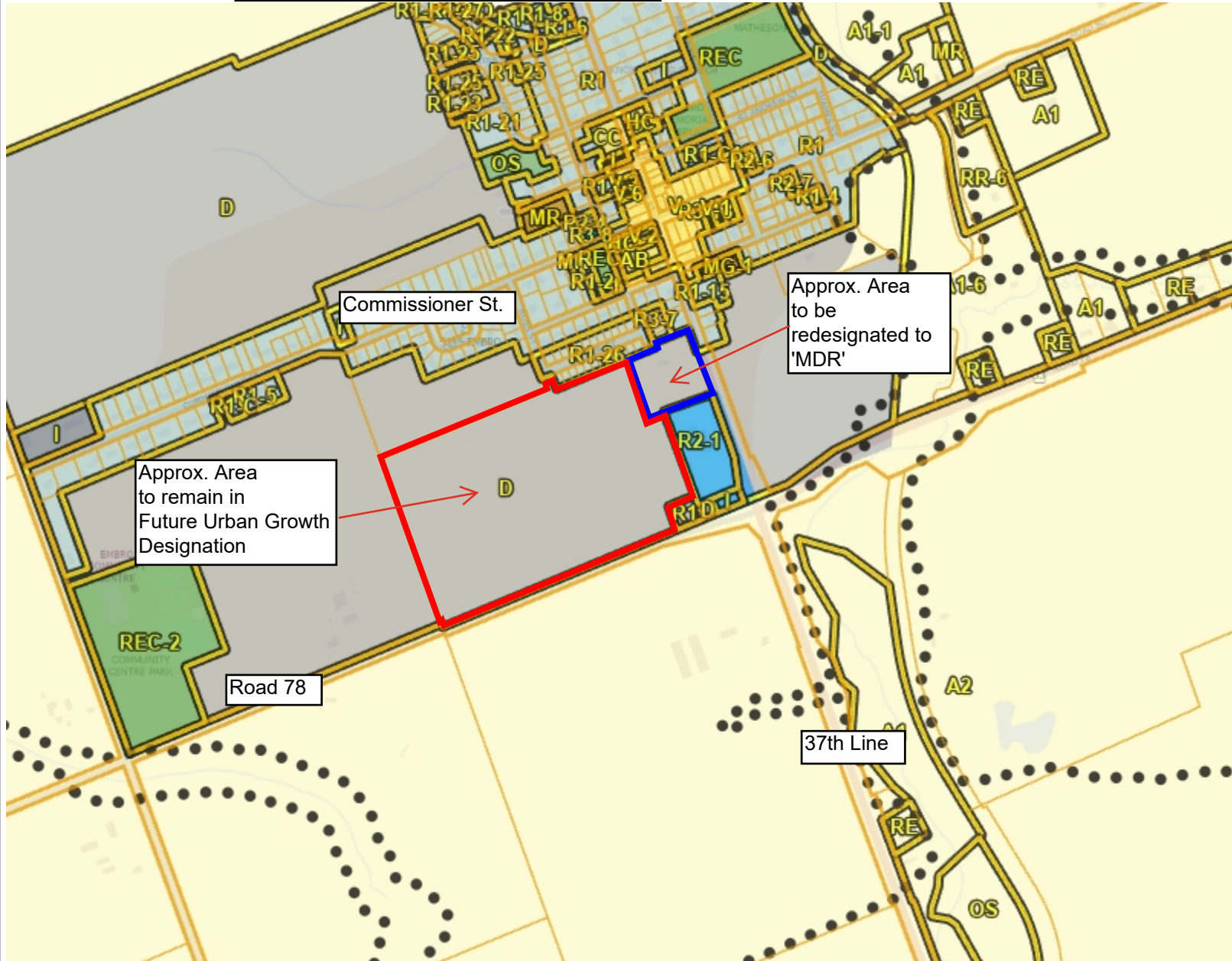
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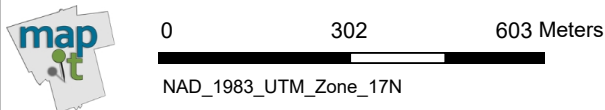
February 23, 2026



**Legend**

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- Regulation Limit**
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  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)
- 100 Metre Buffer Ingersoll
- ▨ Site Specific Policy Areas
- Village Land Use Designation**
  - Village Core
  - Service Commercial
  - Low Density Residential
  - Medium Density Residential
  - Industrial
  - Minor Institutional
  - Major Institutional
  - Future Urban Growth
  - Open Space
  - Environmental Protection
  - School
  - Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
  - Residential
  - Residential Reserve
  - Central Business District
  - Entrepreneurial District

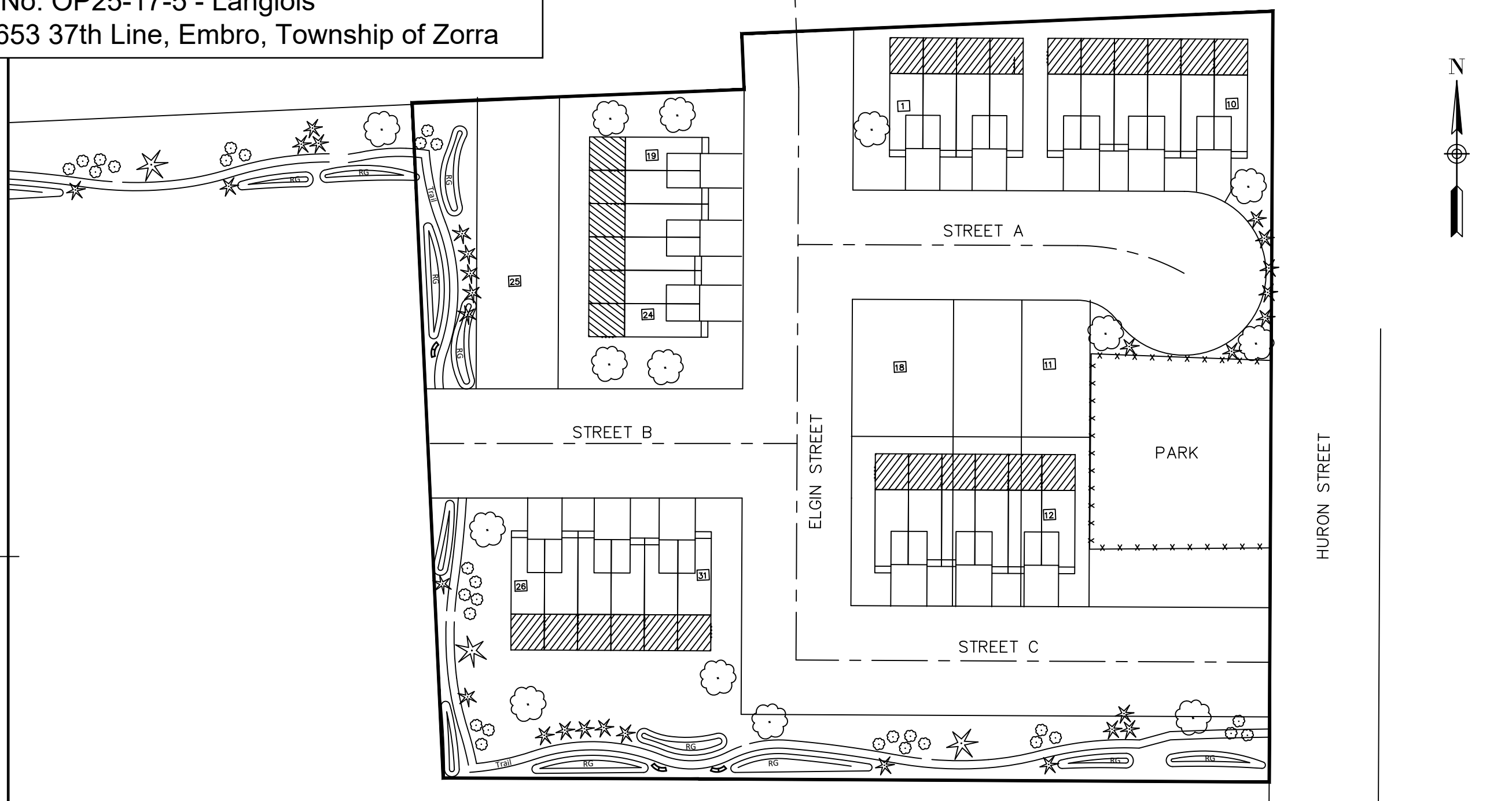
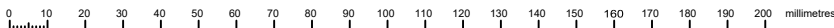
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March 9, 2026

Plate 4 - Applicants' Sketch  
 File No. OP25-17-5 - Langlois  
 375653 37th Line, Embro, Township of Zorra



**Design+, Inc.**  
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04		
03		
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01		
revision		date

Do not scale drawings.  
 Verify all dimensions and conditions on site and  
 immediately notify the engineer of all discrepancies.

- A Detail No.
- B drawing no. - where detail required
- C drawing no. - where detailed

project title  
**LANGLOIS ECO HOMES**  
 EMBRO, ONTARIO

drawing title  
**MEDIUM DENSITY DEVELOPMENT  
 WALKABLE COMMUNITY  
 CONCEPTUAL LAYOUT PLAN 1**

drawn by  
 DESIGN+

designed by  
 DESIGN+

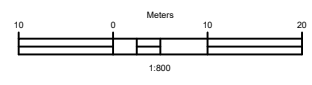
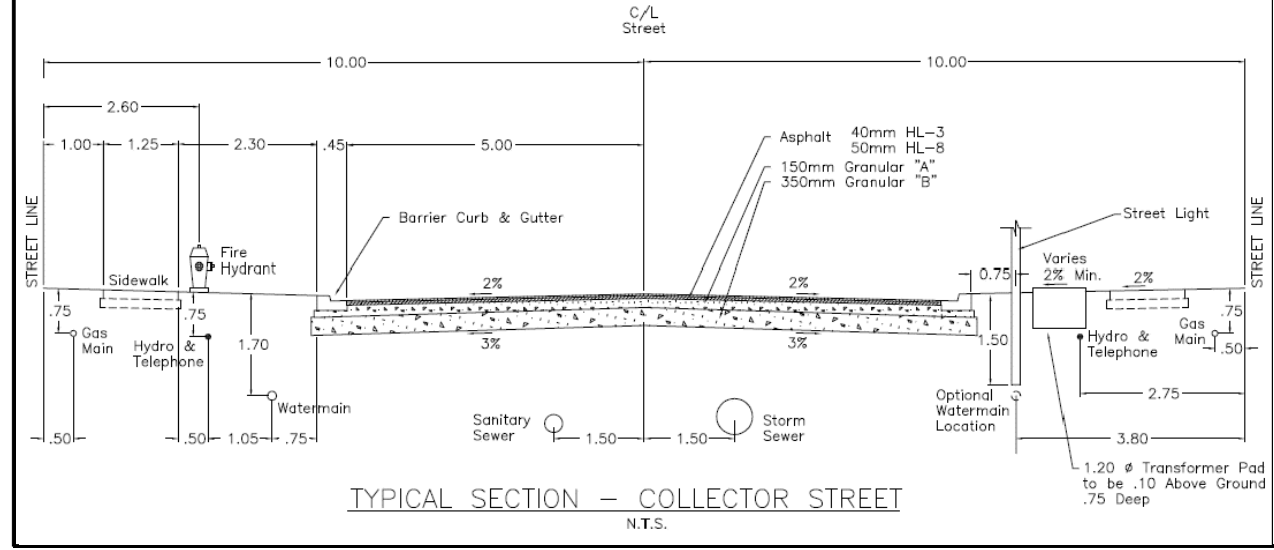
approved by  
 Ron Antuma, P.Eng.

tender project manager

project date  
 2026/01/19

project no.  
 26-0119-LD

drawing no.  
 C-1



**PRELIMINARY - NOT FOR CONSTRUCTION**

AMENDMENT NUMBER 355  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text constitutes  
Amendment Number 355 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate an approximate 2.1 ha (5.2 ac) area of the subject lands from 'Future Urban Growth' to 'Medium Density Residential' to facilitate a future medium density residential development.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 11, Conc. 4, (West Zorra) save and except the lands contained within Registered Plan 41M-361, Township of Zorra. The lands are located on the west side of 37<sup>th</sup> Line / Oxford Road 6, between Road 78 and Totten Street, in the Village of Embro and are municipally known as 375363 37<sup>th</sup> Line, Township of Zorra.

## 3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to redesignate an approximate 2.1 ha (5.2 ac) area of the subject lands from the existing 'Future Urban Growth' designation and place them into the 'Medium Density Residential' designation to facilitate a future medium density residential development on the subject lands.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is an appropriate form of residential intensification within a designated settlement on full municipal services and makes efficient use of existing designated land and infrastructure.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the proposed development will increase housing supply and choice within the Village of Embro, while efficiently utilizing existing municipal services and designated residential lands within the Village.

Further, the proposed use is considered to be appropriate for the subject lands as the future residential development will have direct access to 37<sup>th</sup> Line, which is a major road under the jurisdiction of the County. The proposed future development is also considered to be compatible with the existing uses in the area, is not anticipated to have a negative effect on the surrounding properties with respect to traffic or parking and is also consistent with the direction provided in the Village of Embro Secondary Plan.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto to ‘Medium Density Residential’.

4.2 That Schedule “Z-3” – Village of Embro 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 ‘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.