

## 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 not yet consolidated.

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

<b><u>Amendment #</u></b>	<b><u>Third Reading</u></b>	<b><u>Location</u></b>	<b><u>Amendments</u></b>
OPA 291	March 8, 2023	Pt Lt 5, Conc. 15 (East Zorra) 745442 Oxford Rd 17	W-1, W-3, W-4 & W-5
OPA 292	April 12, 2023	Lts 14 & 30, Plan 1621 585090 Beachville Rd	Sect. 7.2.4, 7.2.5 & 7.2.6 C3, W1, W-3, W-4 & W-5
OPA 293	April 12, 2023	Pt Lt 8 & 9, Conc. 12 (Dereham) Conc. St W	T-1, T-2, T-3 & T-4
OPA 294	April 12, 2023	Pt Lts 4 & 5, Conc. 10 (Dereham) 112 North Street East	T-1, T-2, T-3 & T-4
OPA 295	April 12, 2023	Pt Lt 6, Conc. 10 Bobolink Drive	T-2
OPA 296	May 24, 2023	Lts 363-366 & 514-517, Plan 827 175 Springbank Ave N	W-3
OPA 298	June 14, 2023	Pt Lts 20 & 21, Reg. Plan 1600, being PTS 3 & 9, Plan 41R-5666 Lampman Place & Salter Ave	W-1, W-3 & W-4
OPA 297	July 12, 2023	Pt of Park Lt 2, Plan 55 215 Raglan Street	W-3
OPA 300	July 12, 2023	Pt Lt 3, Conc. 4 (West Oxford) 484820 Sweaburg Road	Sect. 3.1.5.4.7.2
OPA 299	August 9, 2023	Pt Blk A, Plan 160; Pt Lts 19 & 20, Conc. 1 (East Oxford); Pt Lts 7, 8, 11 & 12, Plan 212 95 Victoria St South	W-1
OPA 301	August 9, 2023	Lt 1-8 s/s Alma St, 2-7 n/s William St, Blk M, Pln 95 37 William St	Sect. 3.2.5.3.5
OPA 302	August 9, 2023	Pt Lts 10 & 11, Conc. 4 (Dereham) 344154 Ebenezer Road	Sect. 3.1.4.1.3.5
OPA 303	October 11, 2023	Blk 1, 41M-113 Salter Ave	W-1, W-3, W-4

<b><u>Amendment #</u></b>	<b><u>Third Reading</u></b>	<b><u>Location</u></b>	<b><u>Amendments</u></b>
OPA 304	October 25, 2023	Township Wide	Sect. 5.5.5.1, 5.5.5.2, 6.2.2.5.5, 6.2.3.2.4, 6.3.1.1.1, 6.3.1.2.1.3, 6.3.1.2.1.4, 6.4.3.2, 6.5.2.6 & 6.6.4 B-1, B-3, B-5 & C-3
OPA 306	November 8, 2023	Pt Lts 17 & 18, Con. 7 (Blenheim) 806721 & 806727 Oxford Road 29	Sect. 3.1.4.1.3.6
OPA 307	November 8, 2023	City Wide	Sect. 7.2.4.3
OPA 309	November 8, 2023	Pt of Lt 1, 41M-103 d/a Pt 2, 41R-5579 671 Broadway St	Sect. 8.3.3.4.8
OPA 310	November 22, 2023	Pt Lt 5, Conc. 13, (East Zorra), Pt 2, 41R-9789 745188 Oxford Rd 17	W-1 & W-3
OPA 311	November 22, 2023	Town wide	Sect. 8.2.4, 8.2.4.1.1, 8.2.4.1.2, 8.2.4.3 & 8.3.2.3.2
OPA 308	February 14, 2024	Pt Lt 8, Conc. 12 (Dereham) d/a Pt 1, 41R-6017 102 Dereham Drive	T-2
OPA 312	February 14, 2024	Pt Lt 380, Plan 500; PT 1, 41R-9104 25 Maple Lane	T-1 & T-3
OPA 313	March 13, 2024	Pt Lts 8 & 9, Conc. 4 (Dereham) 324183 Mt. Elgin Road	Sect. 3.1.8.7
OPA 314	April 24, 2024	2021 South-West Oxford Boundary Adjustment Lands	Sect. 3.2.6.1, 9.2.4.4.3, 9.2.4.4.3.1, 9.2.4.4.3.2, 9.2.5.2.6, 9.2.5.2.6.1, 9.2.5.2.6.2, 9.3.1.2, 9.3.3.4.7, 9.3.3.4.7.1, 9.3.5, 9.6.7, 9.6.7.1, 9.6.7.1.1, 9.6.7.1.2, 9.6.7.1.3 & 9.6.7.1.4 C-3, I-1, I-2, I-3 & I-4,
OPA 315	April 24, 2024	Town Wide	Sect. 9.2.4, 9.2.4.1.1, 9.2.4.1.2, 9.2.4.3.1, 9.2.4.3.2 & 9.3.2.3.2
OPA 317	May 22, 2024	Pt Lt 24, Plan 1653, PT 7, 41R-8458 1 Simcoe St	Sect. 8.2.6.2.2 T-1 & T-2
OPA 319	June 26, 2024	Pt Blk 137, 41M-234, Pt 3, 41R-8712 335 Juliana Drive	Sect. 7.2.6.2.4
OPA 320	August 15, 2024	Pt Park Lt 1, E/S Fyfe Ave, Plan 187 801 Walter Street	W-1 & W-3

<b><u>Amendment #</u></b>	<b><u>Third Reading</u></b>	<b><u>Location</u></b>	<b><u>Amendments</u></b>
OPA 321	July 10, 2024	North 1/2 Lt 20, Conc. 1, (North Dorchester), Except PT 1, 2 & 3, 41R-1677 682776 Road 68	Sect. 6.2.2.5.6 & 6.2.3.2.5, C-3, Z-1, Z-2
OPA 323	September 11, 2024	West side of Oxford Rd 3, south of Maitland St, PT 1, 41R-10687 895751 Oxford Rd 3	B-3, Sect. 6.2.2.5.6 & 6.2.3.2.5
OPA 318	September 25, 2024	Pt Lt 8 Conc. 11 (Dereham), Blk 38, 41M-392, being PT 1, 41R7957 97 North St W	T-2
OPA 324	September 25, 2024	North side of Dundas Street, West of Light Street 385 & 387 Dundas St	Sect. 7.3.2.4.3
OPA 326	October 23, 2024	Pt Lt 10, Conc. 4 (North Norwich), PTS 1 & 2, 41R5178, except PTS 1 & 2, 41R8120 Mary St. / 136 Main St.	Sect. 6.2.3.2.6, N-1 & N-2
OPA 327	November 27, 2024	Pt Lt 30 E/S Victoria St. PI 212 Pt 1, 41R3014 570 Walter St	W-3
OPA 328	January 8, 2025	Pt Lts 1 & 2, e/s Wilson St; Pt Lts 1 & 2, n/s Frances St; Plan 63 117 Wilson St.	W-3
OPA 329	January 8, 2025	Pt Lt 9, Conc. 1 (Blandford) 685691 Highway 2	W-1, W-3, W-4
OPA 330	January 8, 2025	Pt Lt 19, Conc. 1 (West Oxford) 223 Clark Rd E	Sect. 9.3.3.4.5
OPA 322	January 22, 2025	Pt Lts 4 & 5, Conc. 10 (Dereham) 112 North St E	T-1, T-2 & T-3
OPA 331	February 26, 2025	Pt Lt 2, w/s Oxford St, Plan 48 394, 398, 400, 408 & 412 Norwich Ave	Sect. 7.2.6.2.9, W-3
OPA 332	February 26, 2025	Pt Park Lt 2 & 3, e/s Fyfe St, Plan 187 747 Pavey St & 97 Fyfe Ave	Sect. 7.2.5.2.5, W-3
OPA 334	February 26, 2025	N 1/2 Lt 5, Conc. 6 (Blandford), except Pt 1, 41R-372, Pt 3, 41R-3127 806046 Oxford Rd 29	Sect. 3.1.8.8
OPA 335	February 26, 2025	Pt of Park Lts 6-8, Plan 45, Pt Lt 18 & Pt of St. Patricks St., Pt Lts 22 & 23, Plan 140 131, 149, 163 Brock St.	Sect. 6.2.3.2.5, 6.2.3.2.6, Z-2

<b><u>Amendment #</u></b>	<b><u>Third Reading</u></b>	<b><u>Location</u></b>	<b><u>Amendments</u></b>
OPA 333	March 26, 2025	Pt Lt 5, Conc. 12 (East Zorra), Pt Lt 1, Plan 58, Pt 2, 41R5837, except Pt 1, 41R6907 401 Lakeview Drive	Sect. 7.2.5.2.6 & 7.2.6.2.10, W-1, W-3, W-4
OPA 336	March 26, 2025	Pt Lt 19, Conc. 8 (East Oxford) 593981 Highway 59	Sect. 3.1.8.9
OPA 337	May 14, 2025	Lots 797, 853 & 854; Lot 800 and Part of Lots 797A & 855, Plan 500, designated as PART 1, 41R5113 139, 135, 129 Bidwell St	Sect. 8.3.2.3.2.3, T-1
OPA 338	May 28, 2025	Pt Lt 4, Lot 5, Block 39, Plan 279 169 Charles St	I-2
OPA 339	May 28, 2025	Pt Pk Lt 18, Blk 98, Pl 279 412 Bell St	I-1, I-2
OPA 340	May 14, 2025	Block 1, Plan 41M-311 427 Woodall Way	Sect. 7.3.5.3.9



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.

Mar 10/23 Chloe Senior  
Date 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

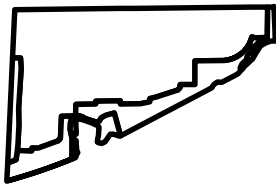
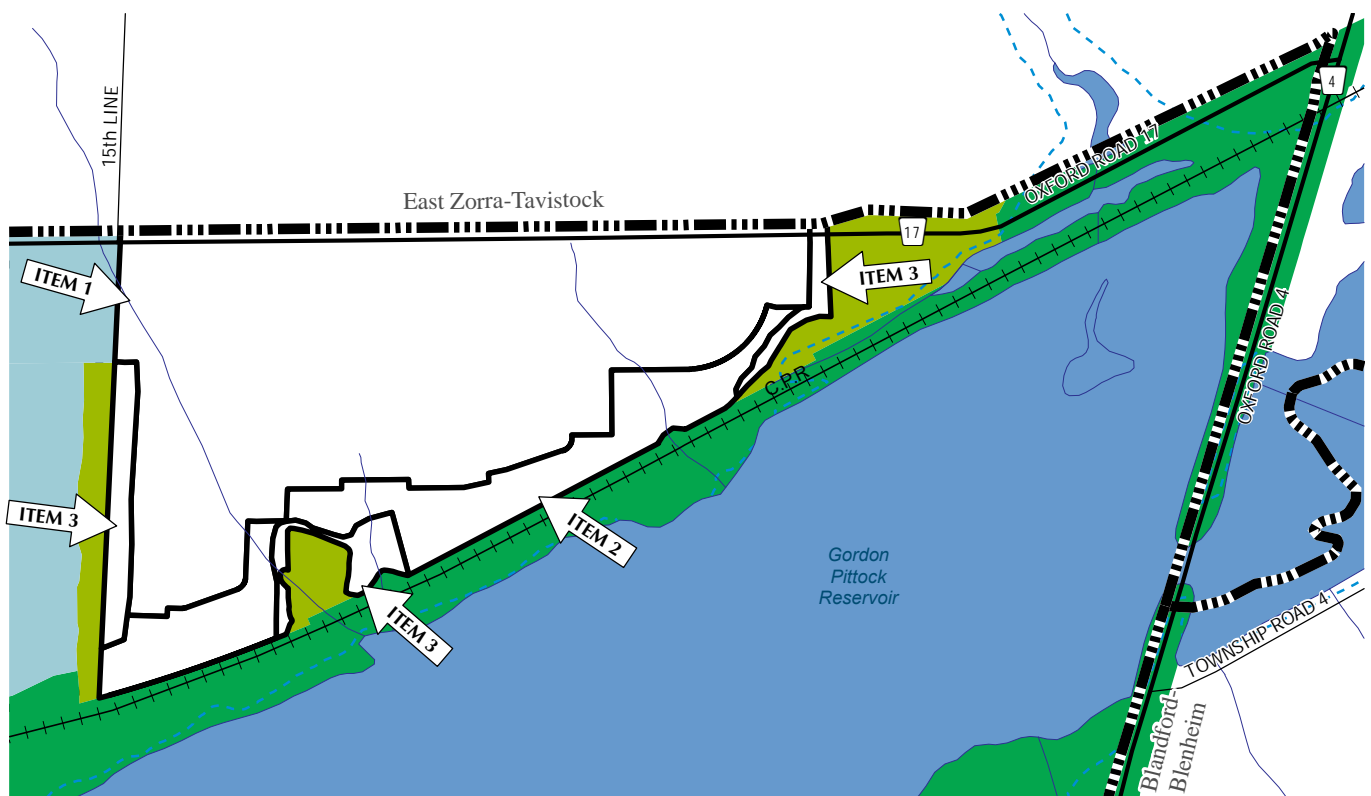
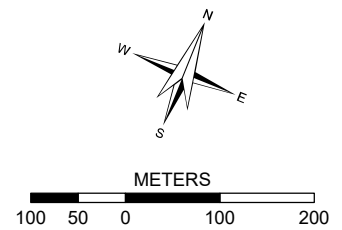
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

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**

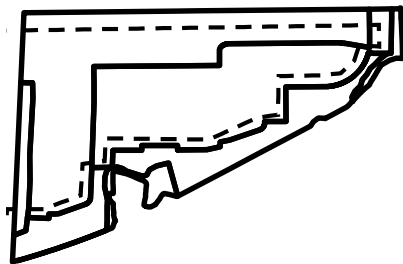
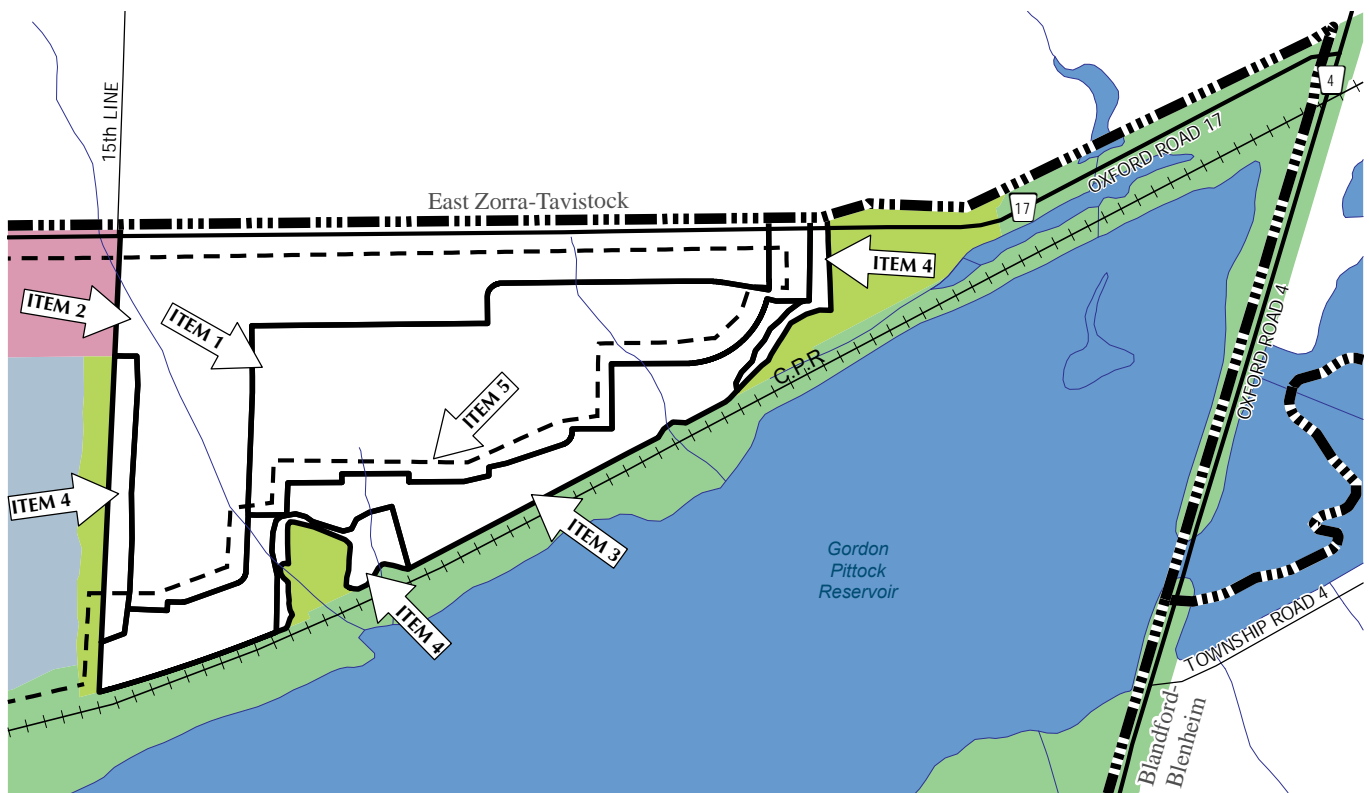
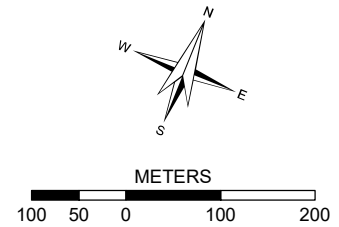
- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO OPEN SPACE
- ITEM 3 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION

**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**

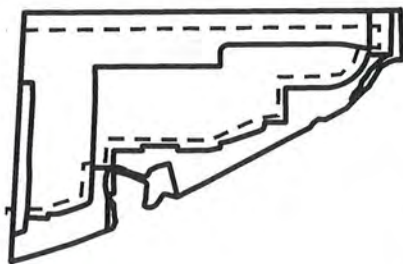
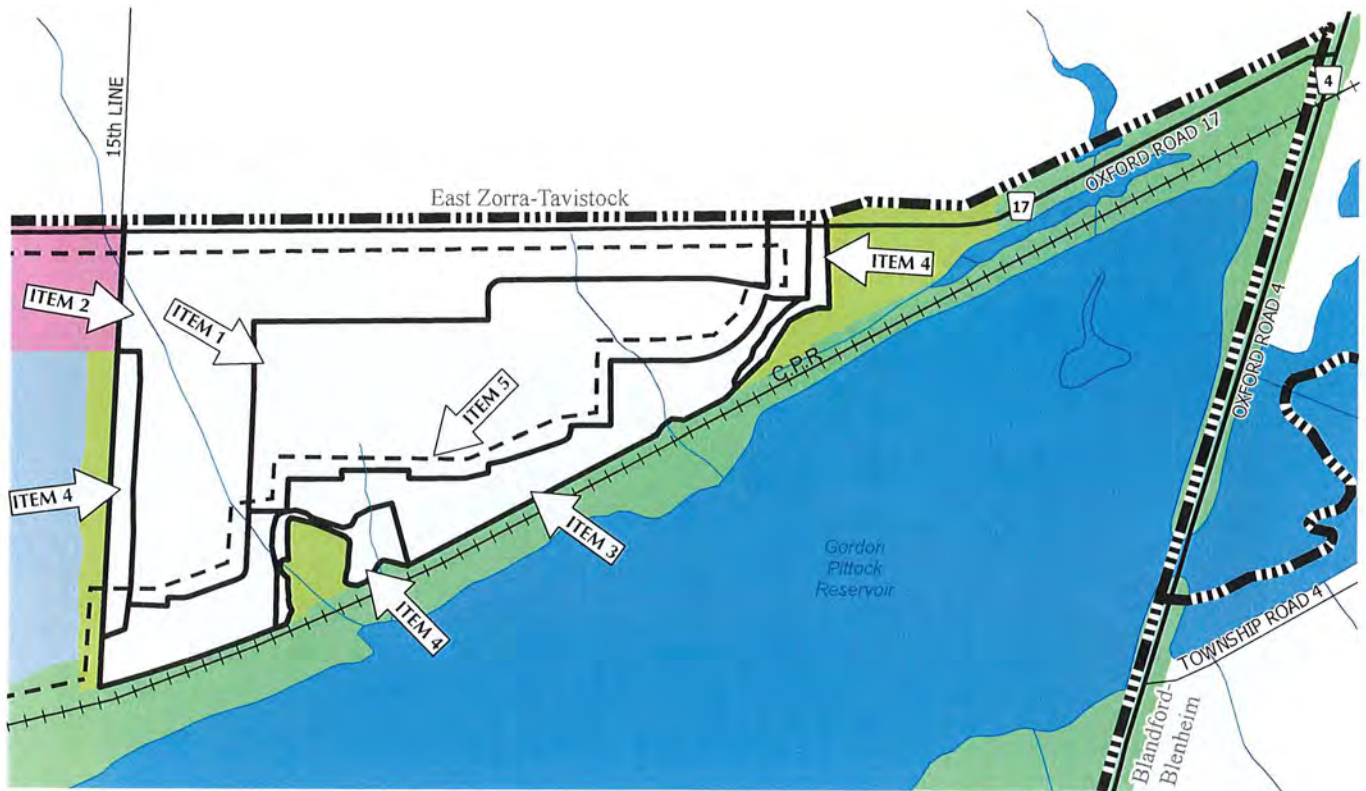
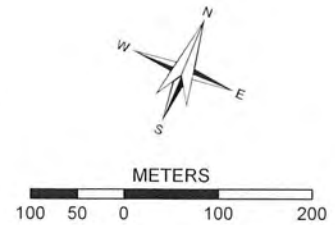
- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO OPEN SPACE
- ITEM 4 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - MODIFY COMMUNITY PLANNING DISTRICT

**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**



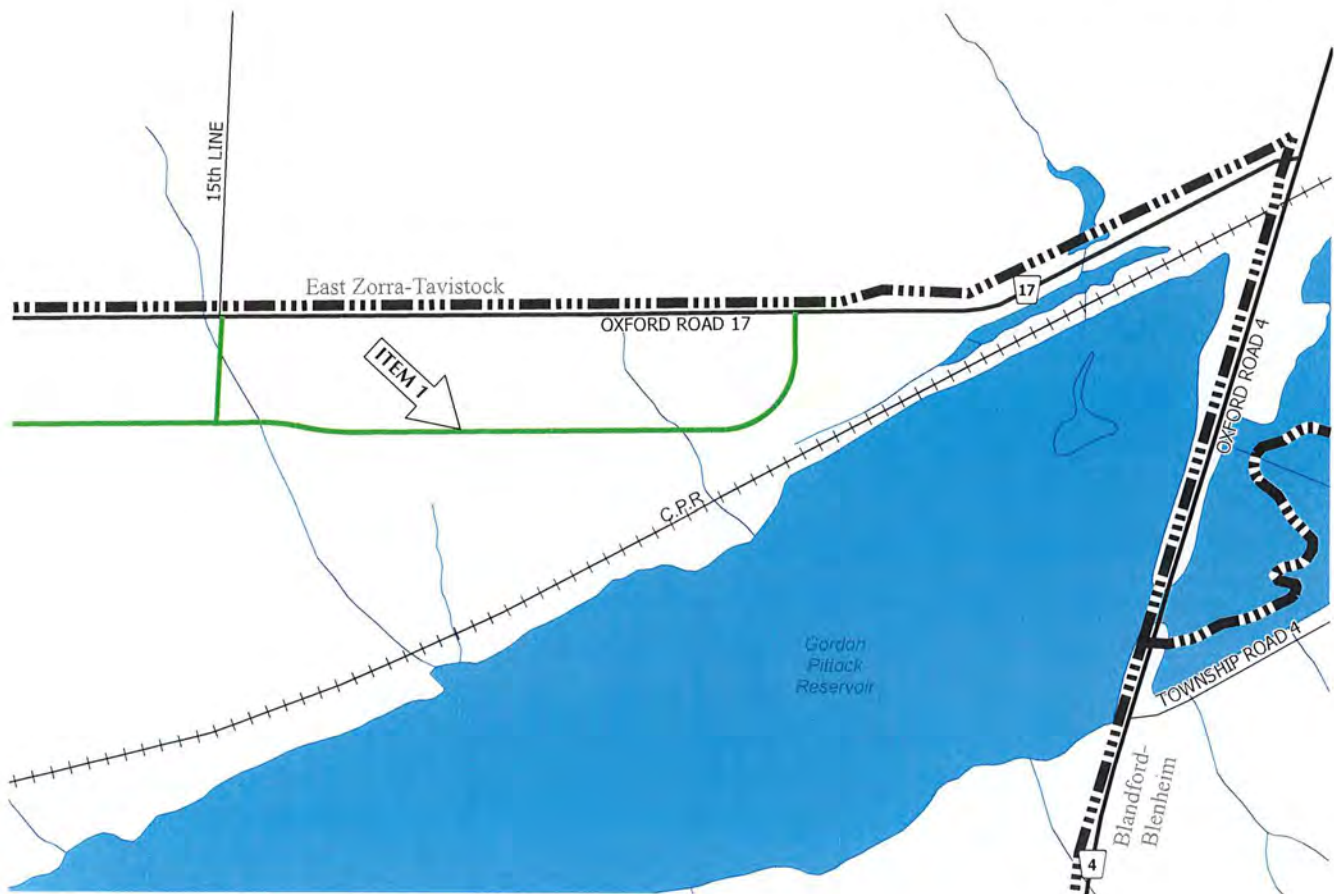
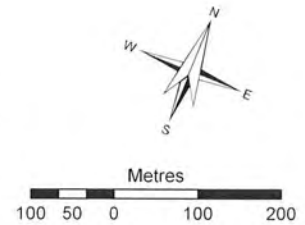
**- AREA OF THIS AMENDMENT**

- 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

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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)  
Signature Date: 2023-03-09 - 7:08:21 PM GMT - Time Source: server- IP address: 23.174.96.6
-  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.

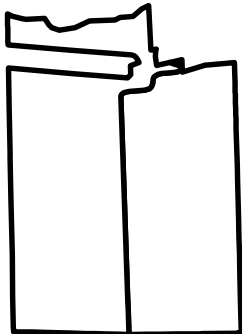
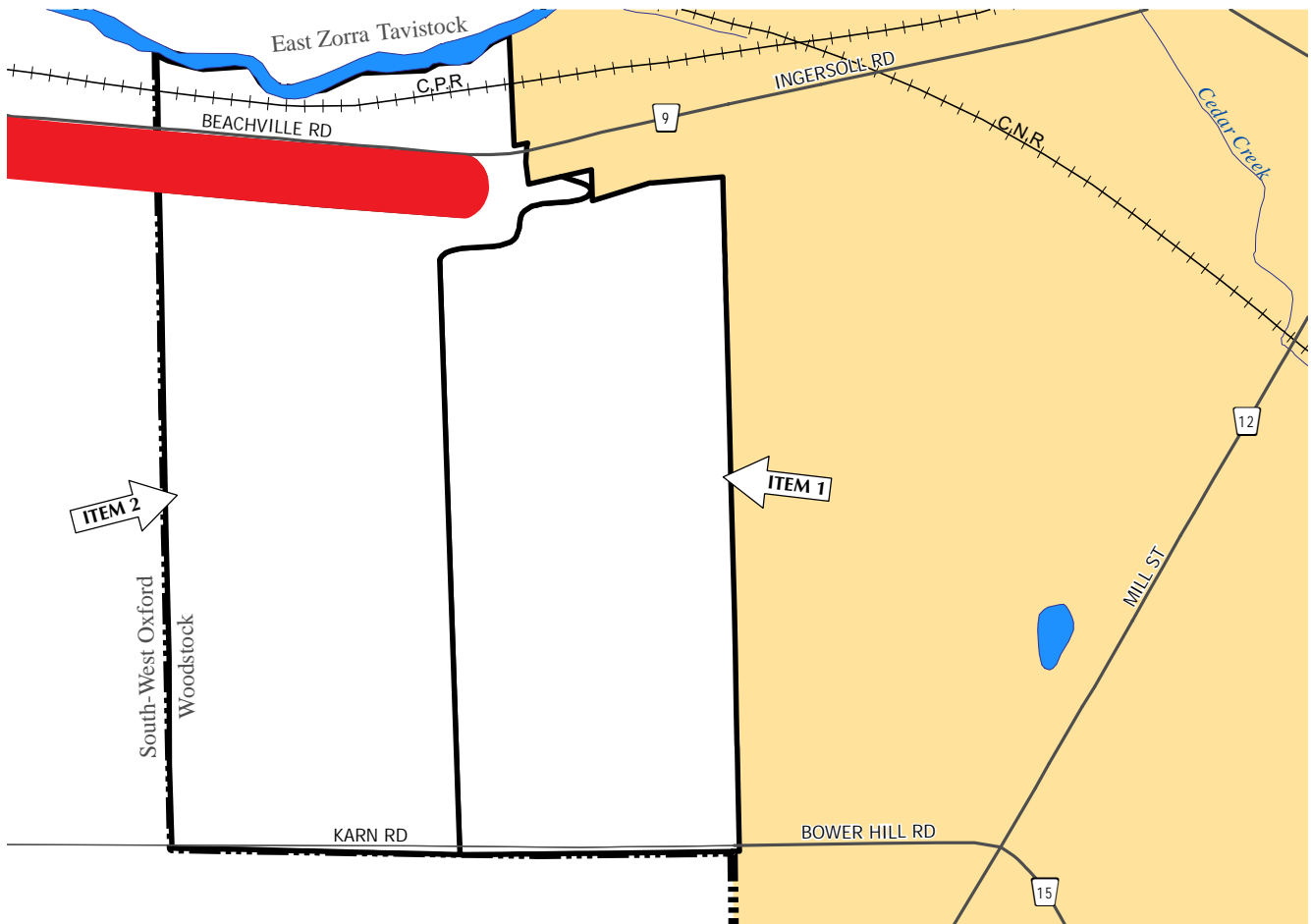
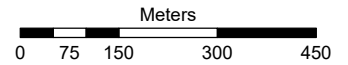
SCHEDULE "A"  
AMENDMENT No. 292

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**

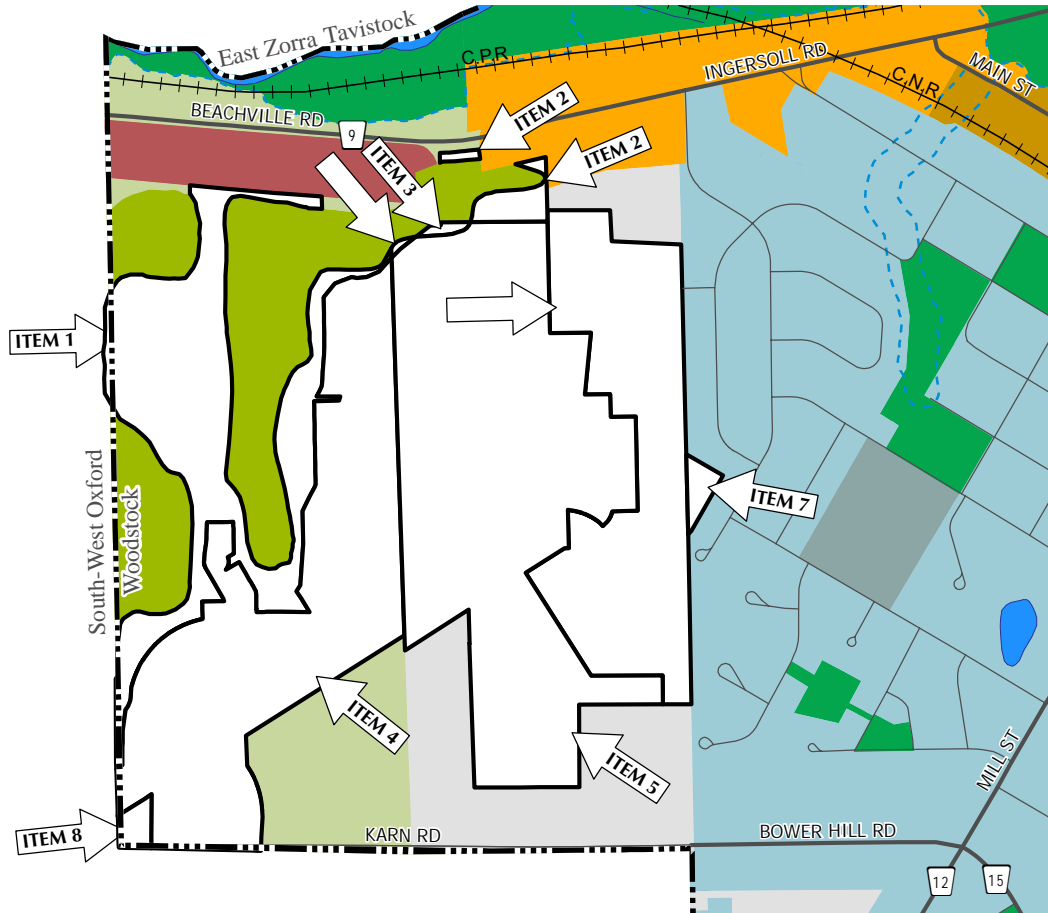
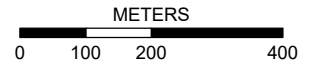
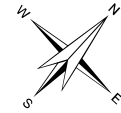
- LARGE URBAN CENTRE
- RURAL CLUSTERS

SCHEDULE "A"  
AMENDMENT No. 292

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

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

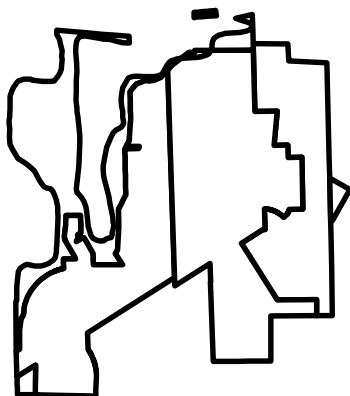


**LAND USE PLAN  
LEGEND**

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

**- AREA OF THIS AMENDMENT**

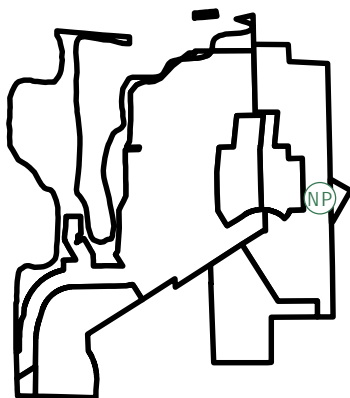
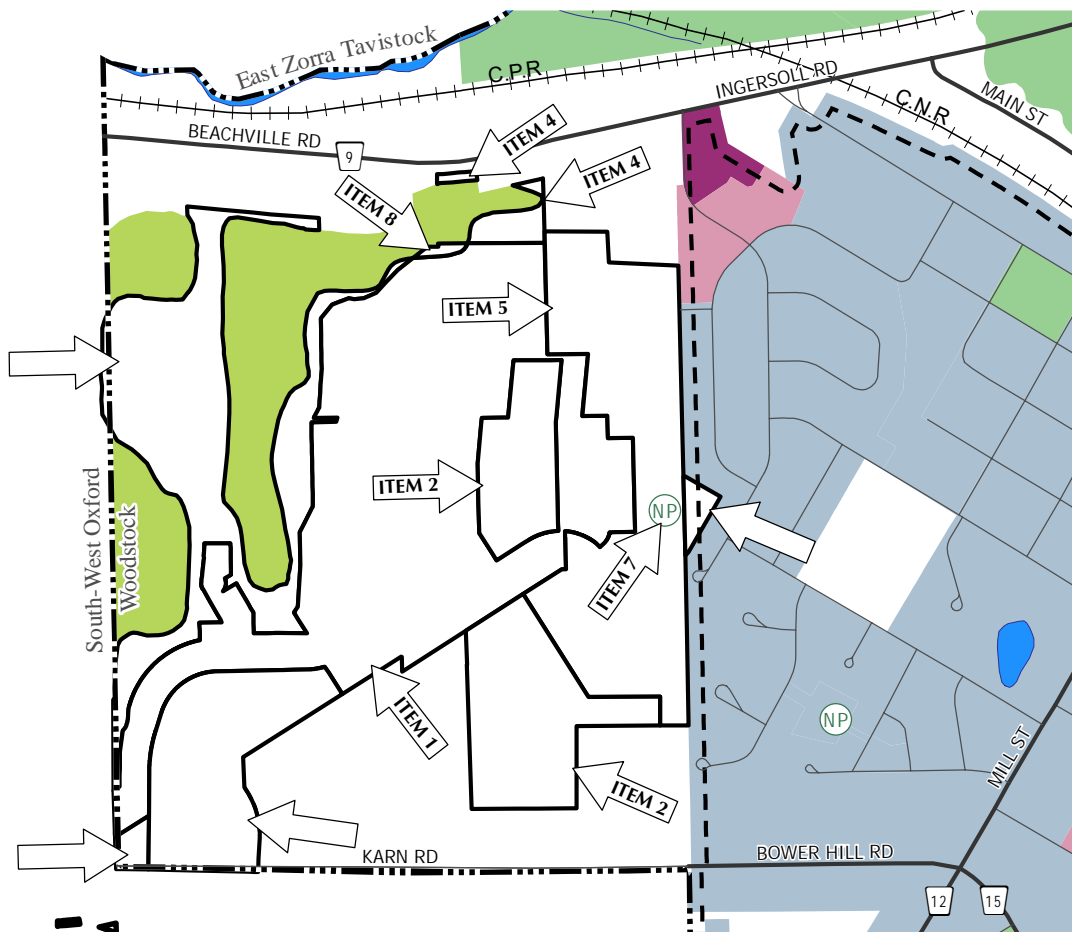
- ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE TO ENVIRONMENTAL PROTECTION
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION
- ITEM 3 - CHANGE FROM ENVIRONMENTAL PROTECTION TO RESIDENTIAL
- ITEM 4 - CHANGE FROM AGRICULTURAL RESERVE TO RESIDENTIAL
- ITEM 5 - CHANGE FROM FUTURE URBAN 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

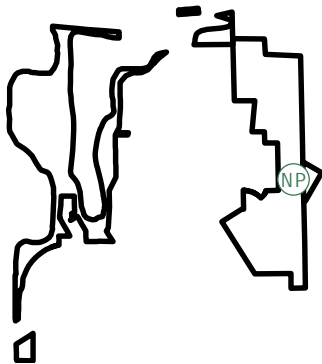
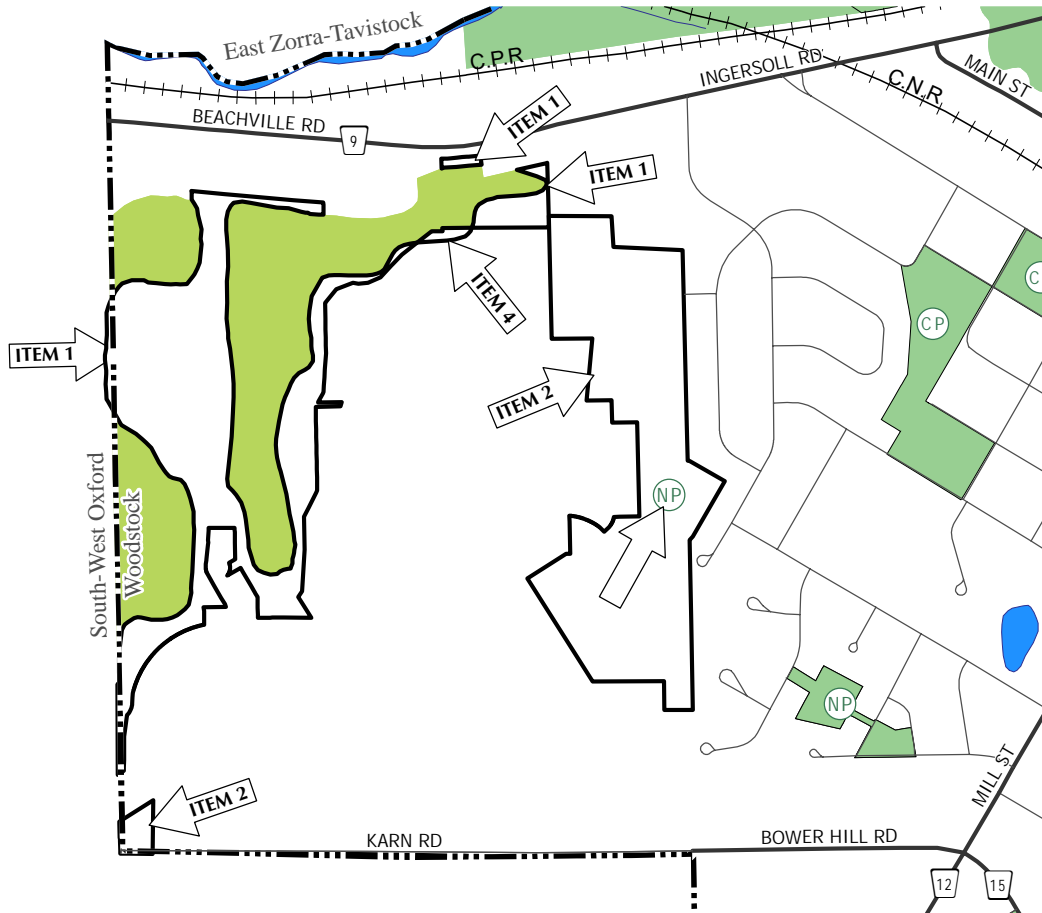
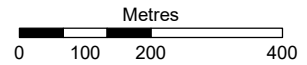
SCHEDULE "A"  
AMENDMENT No. 292

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
- CP COMMUNITY PARK
- NP NEIGHBOURHOOD PARK

SCHEDULE "A"

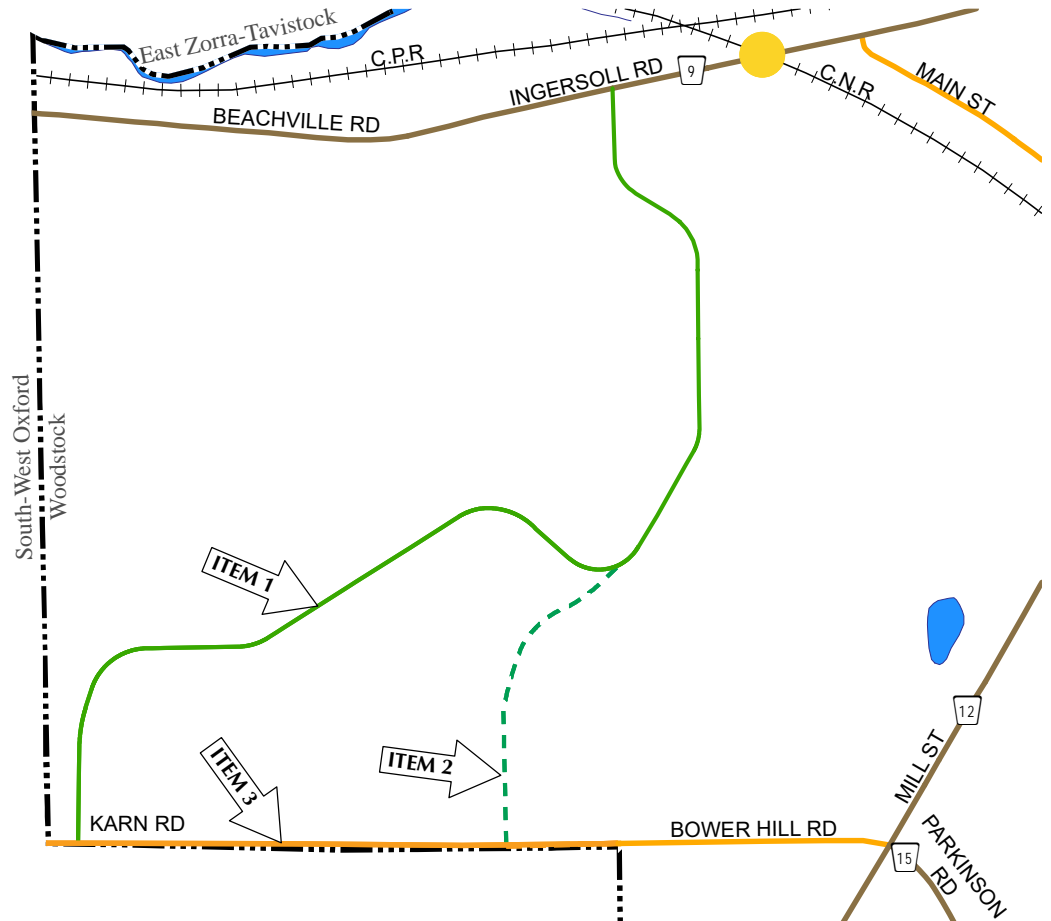
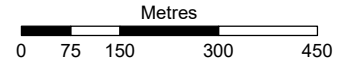
AMENDMENT No. 292

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**

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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.

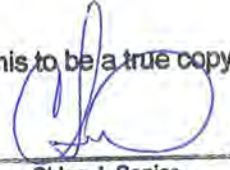
**WHEREAS**, Amendment Number 293 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**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 Clerk  
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

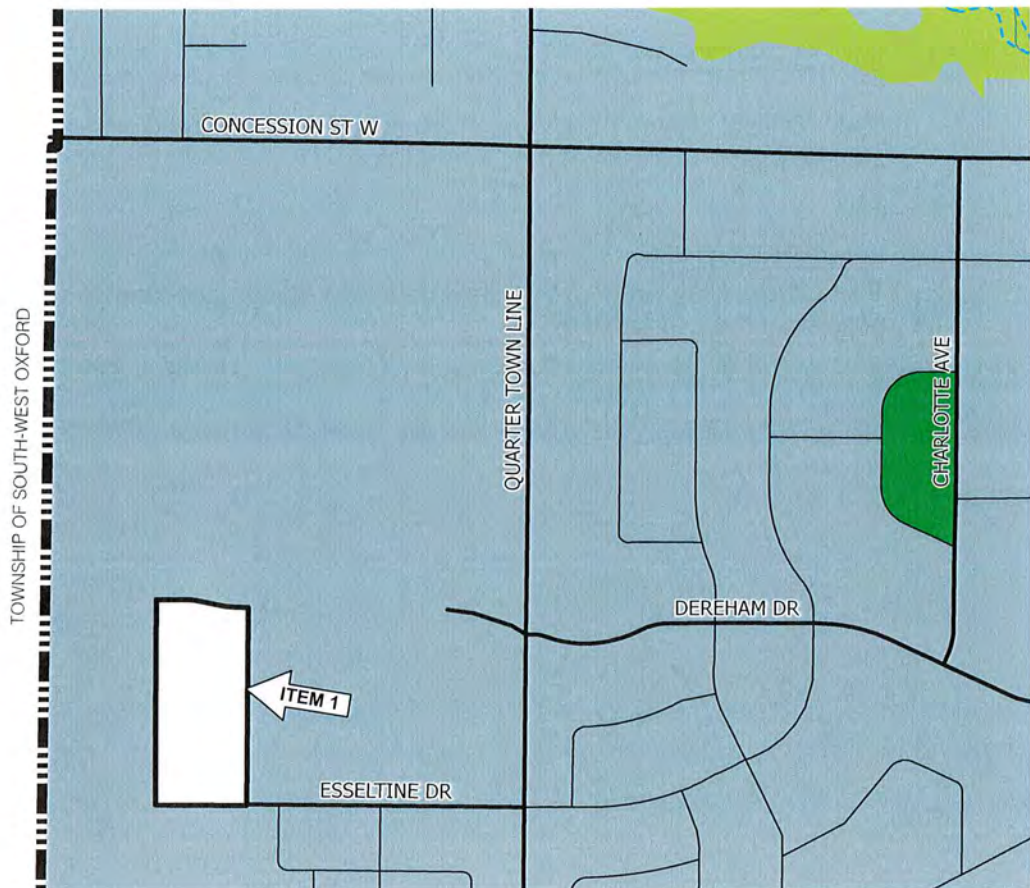
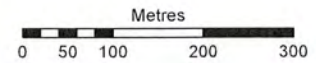
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 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**



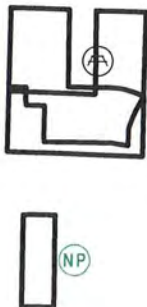
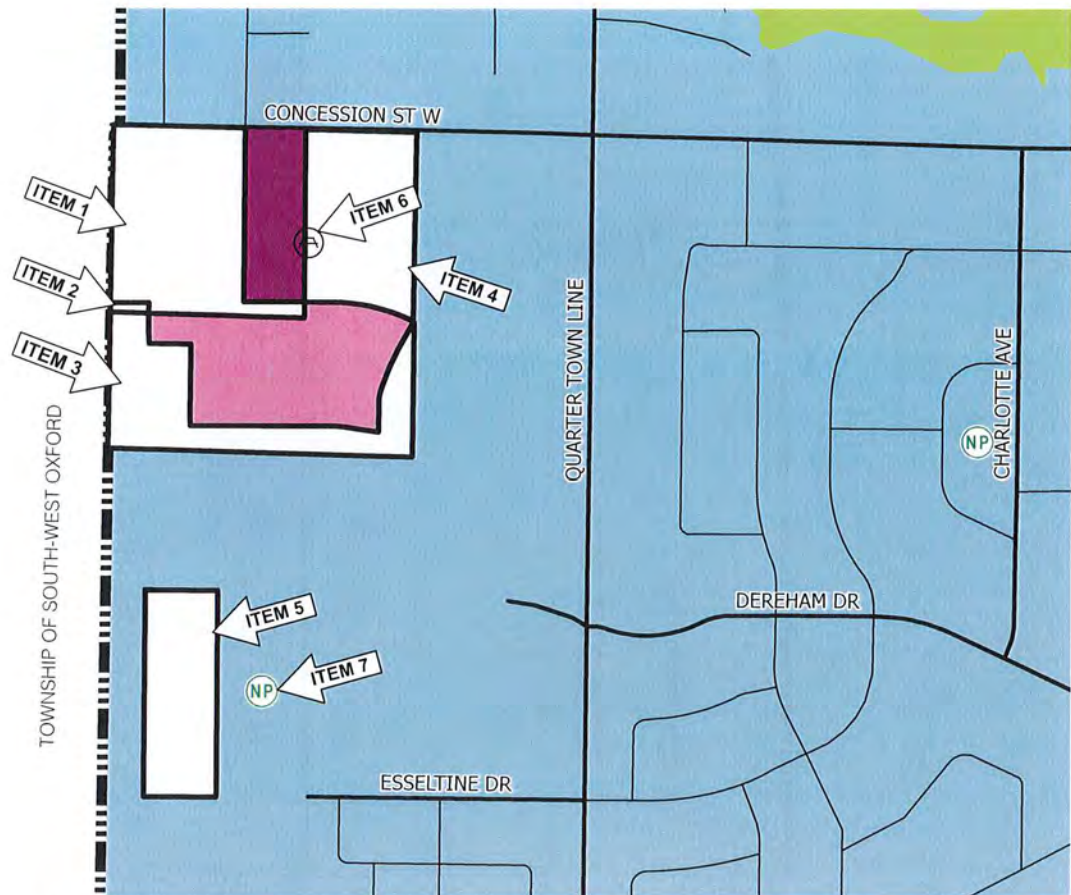
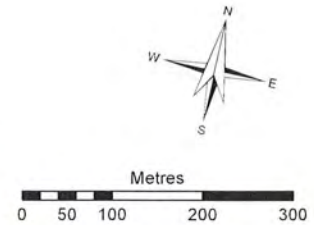
- AREA OF THIS AMENDMENT

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**

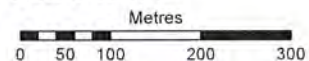
- ITEM 1 - CHANGE FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL
- 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
- NP 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

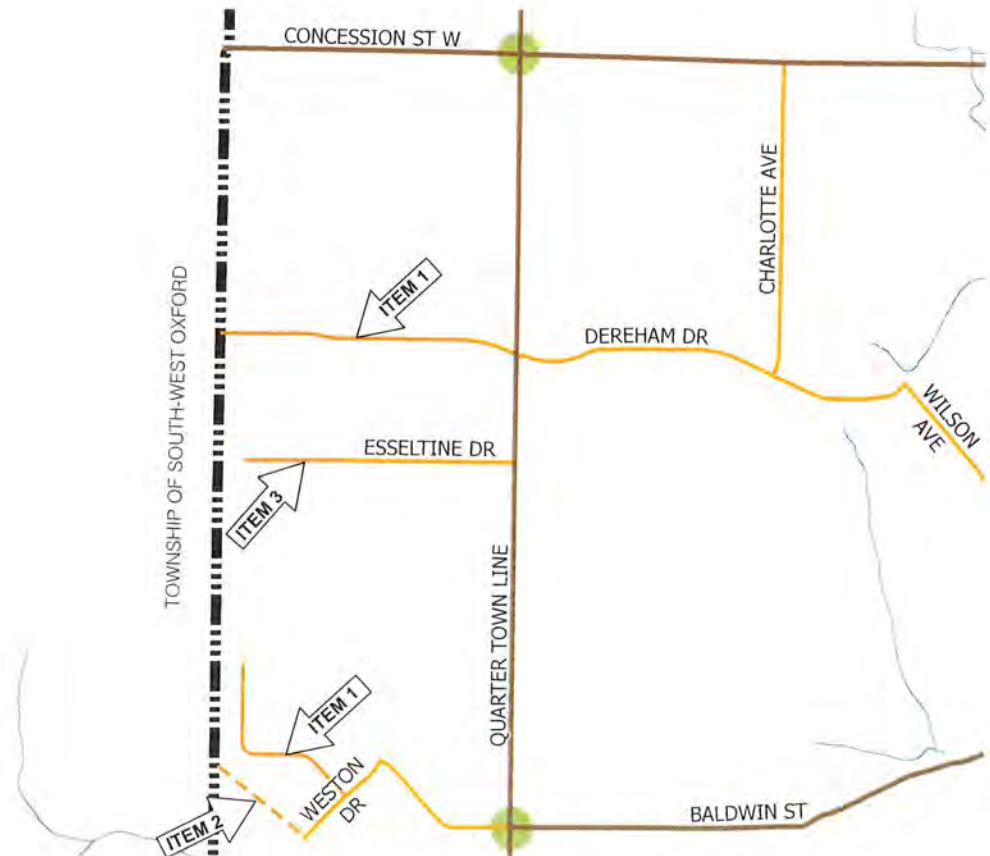
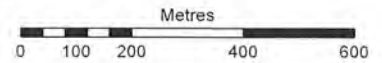
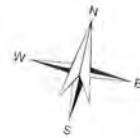
ITEM 2 - ADD NEIGHBOURHOOD PARK

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 12:59 [DIF])  
**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)  
Signature Date: 2023-05-16 - 3:59:12 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
2023-05-16 - 3:59:13 PM GMT
-  Email viewed by Chloe Senior (csenior@oxfordcounty.ca)  
2023-05-16 - 4:00:27 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Chloe Senior (csenior@oxfordcounty.ca)  
Signature Date: 2023-05-16 - 4:00:47 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2023-05-16 - 4:00:47 PM GMT



Adobe Acrobat Sign

**File No.:** OP 22-19-7  
**OWNER:** LINDPROP CORP  
**APPLICANT:** CJDL 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.

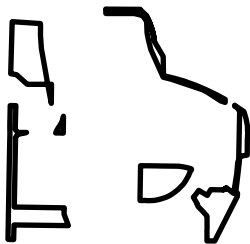
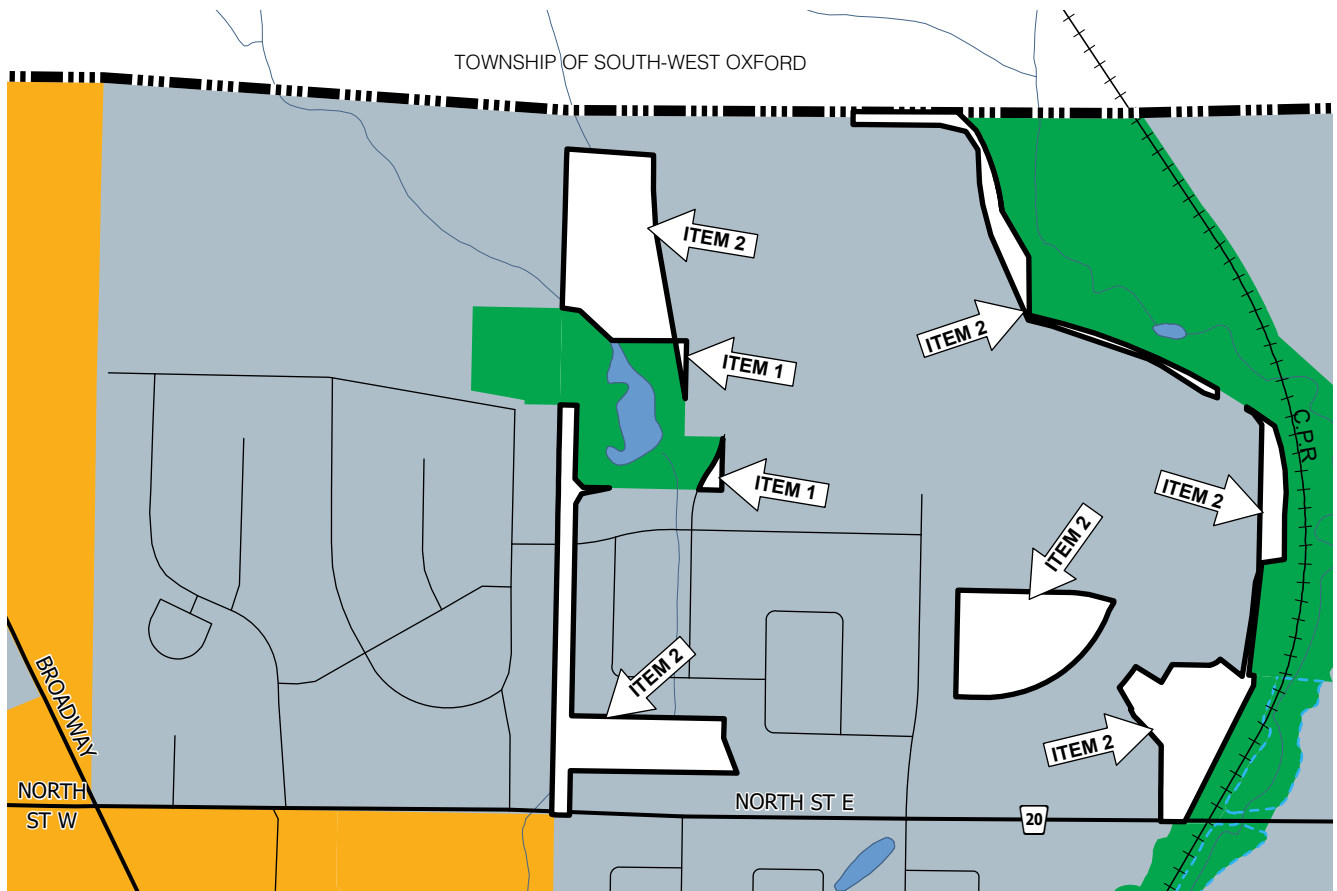
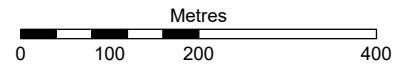
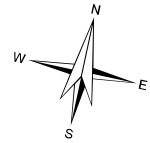
## 5.0 IMPLEMENTATION

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**



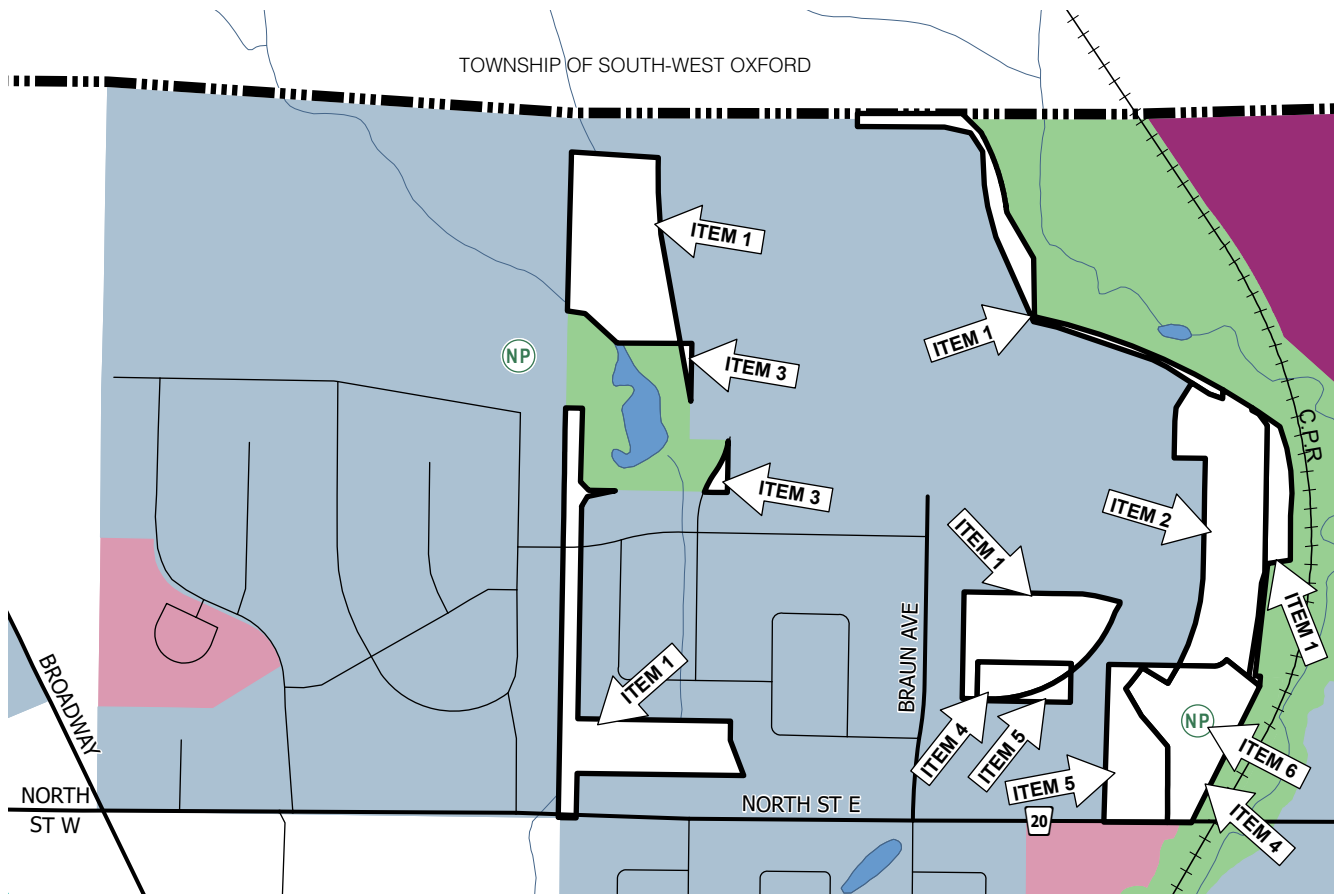
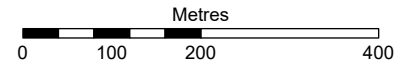
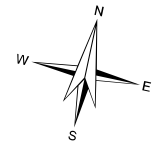
**- AREA OF THIS AMENDMENT**

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

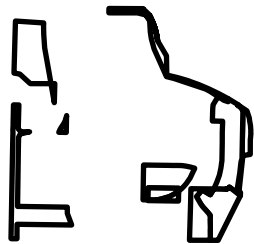
**LAND USE PLAN  
LEGEND**

- 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**

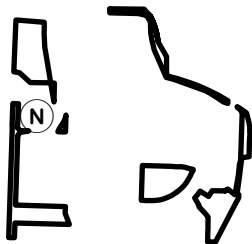
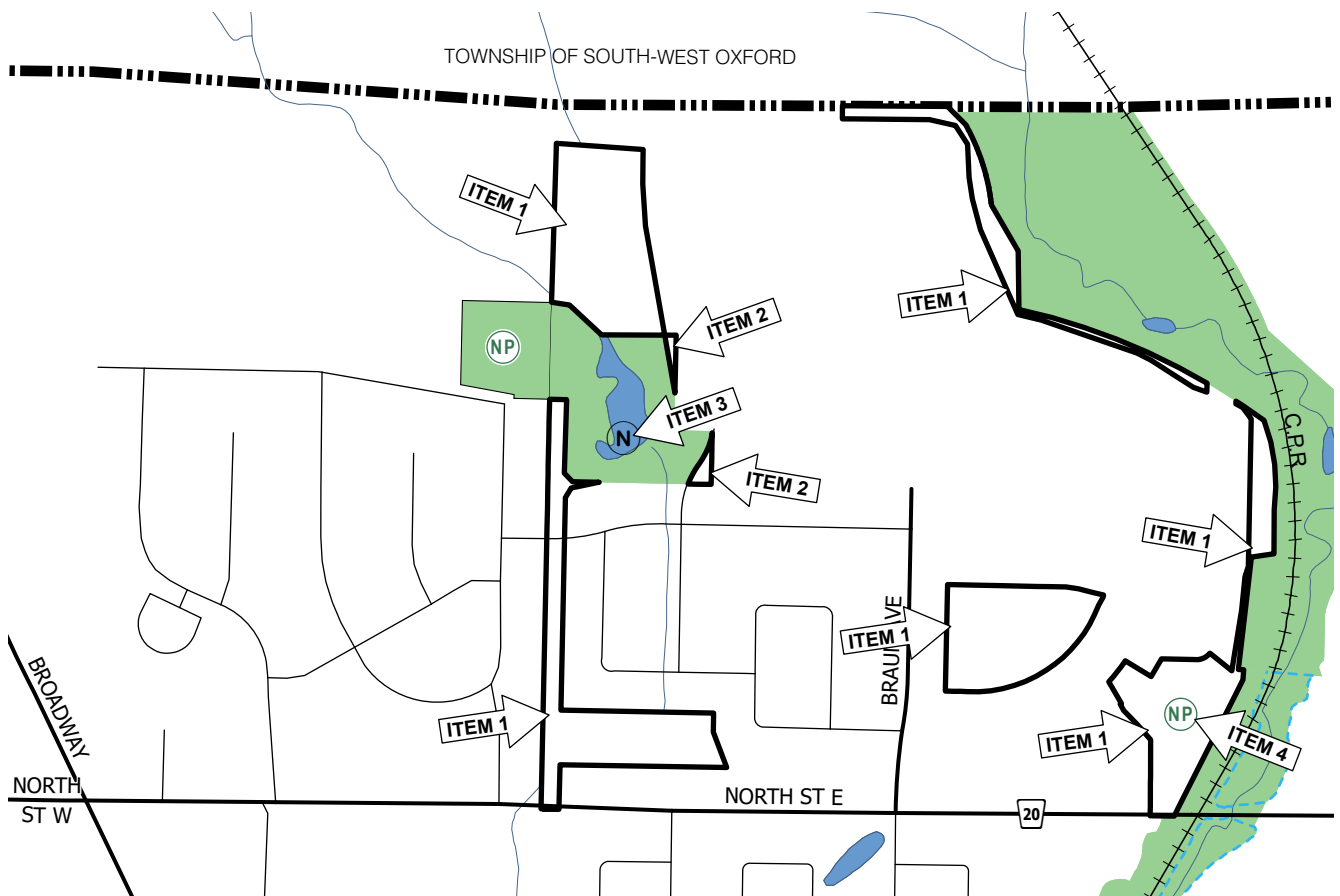
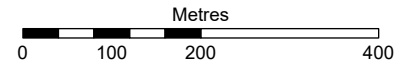


- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 5 - CHANGE FROM MEDIUM DENSITY 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**



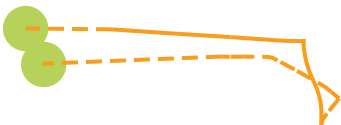
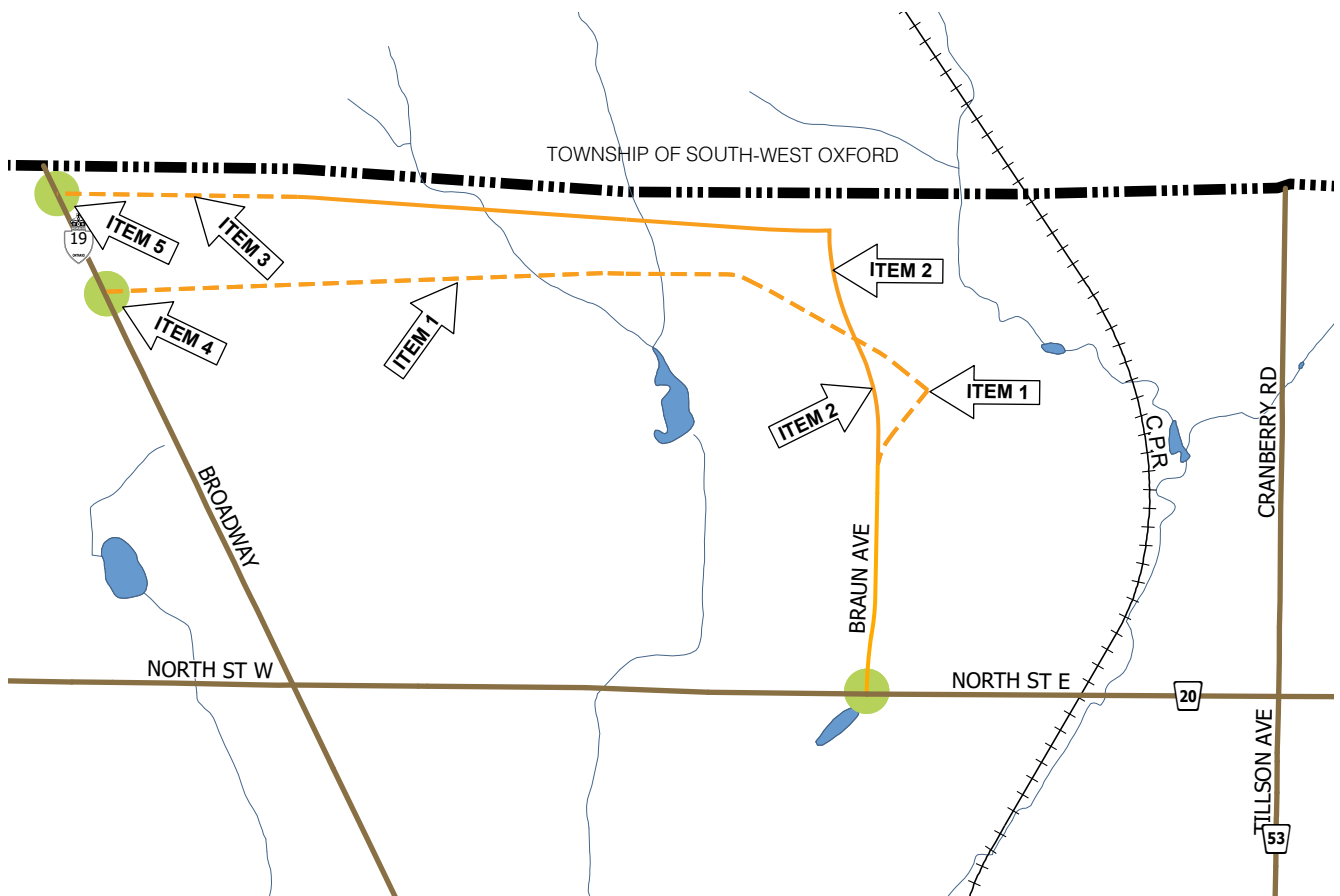
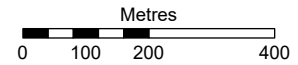
**- AREA OF THIS AMENDMENT**

- 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
- NP NEIGHBOURHOOD PARK
- N 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**

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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

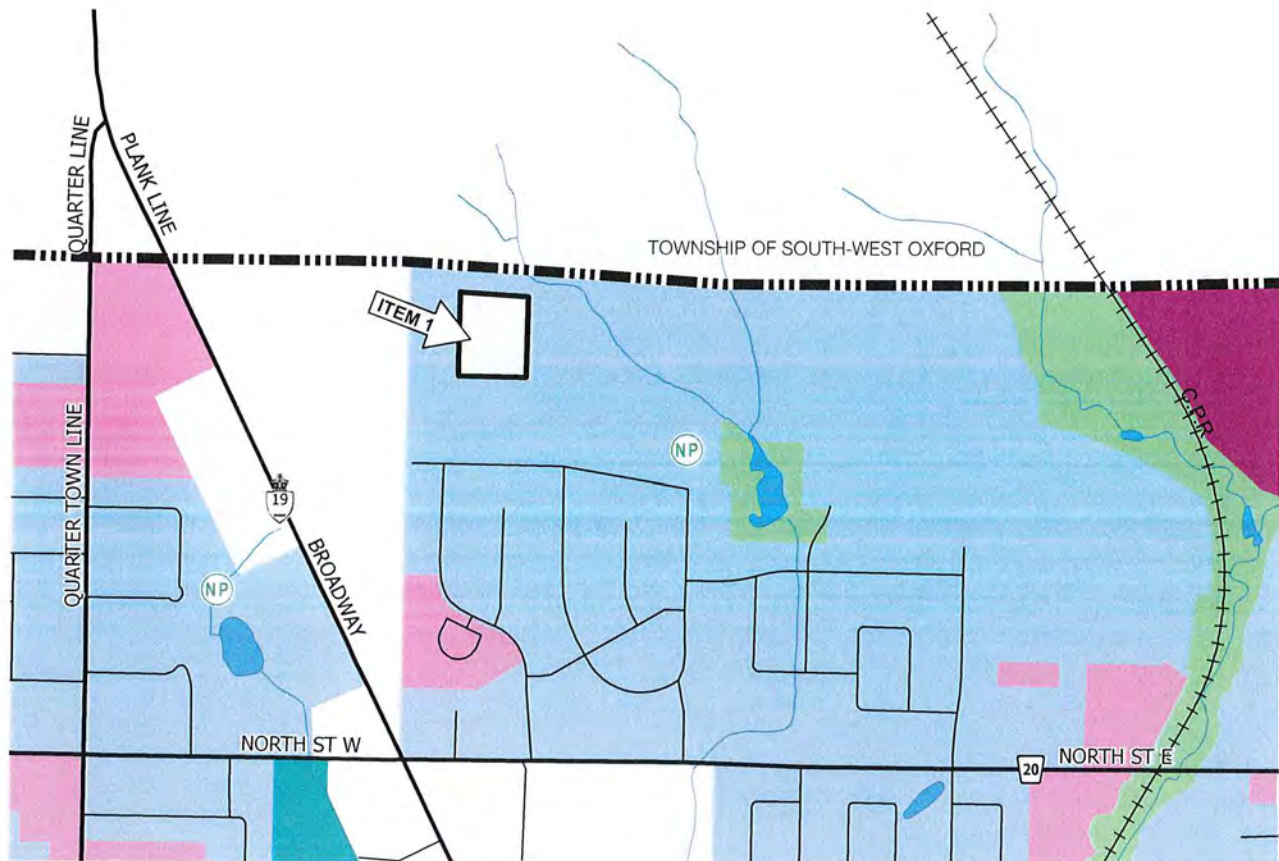
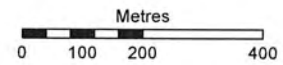
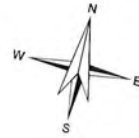
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 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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-  Document emailed to mryan@oxfordcounty.ca for signature  
2023-04-12 - 5:14:10 PM GMT
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2023-04-12 - 6:48:17 PM GMT- IP address: 172.226.162.8
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2023-04-12 - 7:28:26 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
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-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
2023-04-12 - 7:28:29 PM GMT
-  Email viewed by Chloe Senior (csenior@oxfordcounty.ca)  
2023-04-13 - 12:35:43 PM GMT- IP address: 99.226.147.14
-  Document e-signed by Chloe Senior (csenior@oxfordcounty.ca)  
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.



Adobe Acrobat Sign

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

AMENDMENT NUMBER : 296  
DATE OF ADOPTION: MAY 24, 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 24, 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

CHLOË 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".

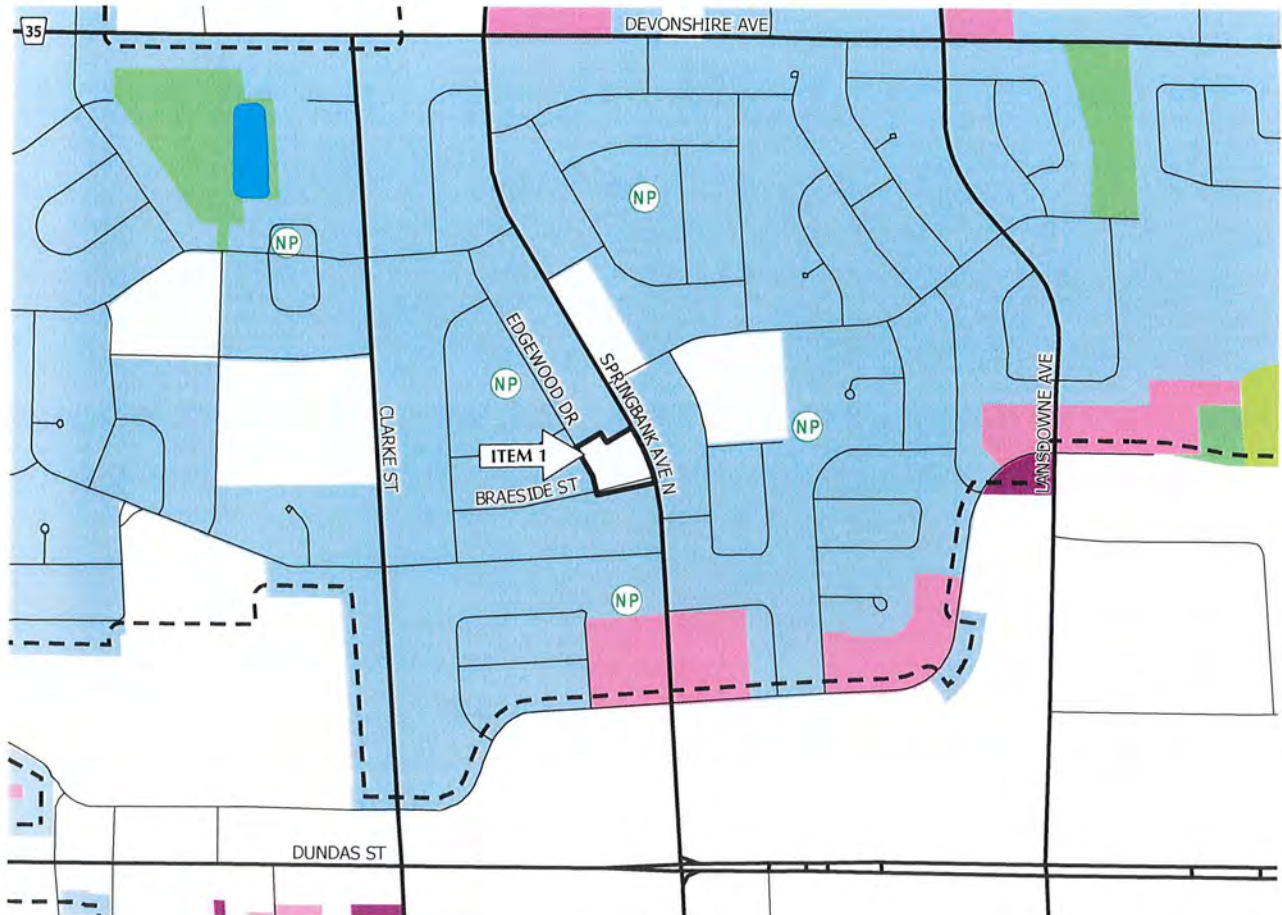
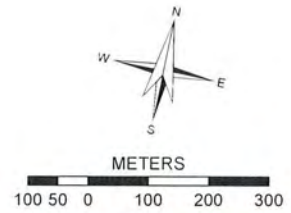
#### 5.0 IMPLEMENTATION

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_AtGNPL14W4ZymTin_z

## "6525-2023" History

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-  Document emailed to mryan@oxfordcounty.ca for signature  
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-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
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2023-05-25 - 2:25:47 PM GMT



Adobe Acrobat Sign

File No.: OP 22-26-8  
OWNER: CEDAR CREEK GOLF CLUB LTD &  
CITY OF WOODSTOCK  
APPLICANT: GSP GROUP  
MUNICIPALITY: CITY OF WOODSTOCK

AMENDMENT NUMBER : 298  
DATE OF ADOPTION: JUNE 14, 2023  
DATE OF NOTICE: JUNE 21, 2023  
LAST DATE OF APPEAL: JULY 11, 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. 6545-2023 on June 14, 2023, to adopt Official Plan **Amendment No. 298** 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 Open Space and Medium Density Residential to High Density Residential to facilitate the development of a ten storey, 125 unit apartment building on the subject lands.

**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: OP 22-26-8 &  
ZN 8-22-22**

**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. 6545-2023

**BEING** a By-Law to adopt Amendment Number 298 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 298 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 298 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 14<sup>th</sup> day of June, 2023.

READ a third time and finally passed this 14<sup>th</sup> day of June, 2023.



Marcus Ryan

MARCUS RYAN, WARDEN

*Chloe Senior*

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

6/19/23  
Date

*Chloe J. Senior*  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 298  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto constitutes  
Amendment Number 298 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 Open Space and Medium Density Residential to High Density Residential, to facilitate the development of a 10-storey, 125 unit apartment building.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are legally described as Part Lot 20-21, Plan 1600, Part 3 & 9 of 41R-5666, in the City of Woodstock. The lands are located at the northwest corner of Juliana Drive and Lampman Place, west of Norwich Avenue, in the City of Woodstock.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from Open Space and Medium Density Residential to High Density Residential to facilitate the development of the lands for a ten storey, 125 unit apartment dwelling.

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. The development will respect the natural hazards (floodplain) that are in the vicinity and ensure the lands remain safe from natural hazards.

Council is further satisfied that the Official Plan criteria respecting the designation of additional High Density Residential areas have been adequately addressed. The subject lands front will have direct access to Juliana Drive, which is identified as a collector road and the subject lands are in close proximity to the regional commercial node development on Norwich Avenue. The proposed development represents a net residential density of 145 units per hectare (58.7 units per acre) which is within the permitted density for high density sites.

The proposed use will be compatible with surrounding land uses, which include existing medium density development to the north and planned high density residential development to the east. The lands are close to neighbourhood conveniences and supportive facilities in the vicinity. A shadow impact study was submitted that indicated the north-south orientation of the building will create minimal shadow impacts on adjacent properties and the most impacted properties are service commercial properties to the northeast at the winter solstice.

As portions of the subject lands are located within the floodplain of Cedar Creek, the applicant has provided supporting studies and modelling to further delineate the flood plain and flood hazards and has designed the building and parking area to ensure the development remains outside of the area that would be hazardous in a potential flood event.

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 “Open Space” to “Residential”.
- 4.2 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 “Open Space” to “High Density Residential”.
- 4.3 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 2” on Schedule “A” attached hereto from “Medium Density Residential” to “High Density Residential”.
- 4.4 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Open Space”.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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

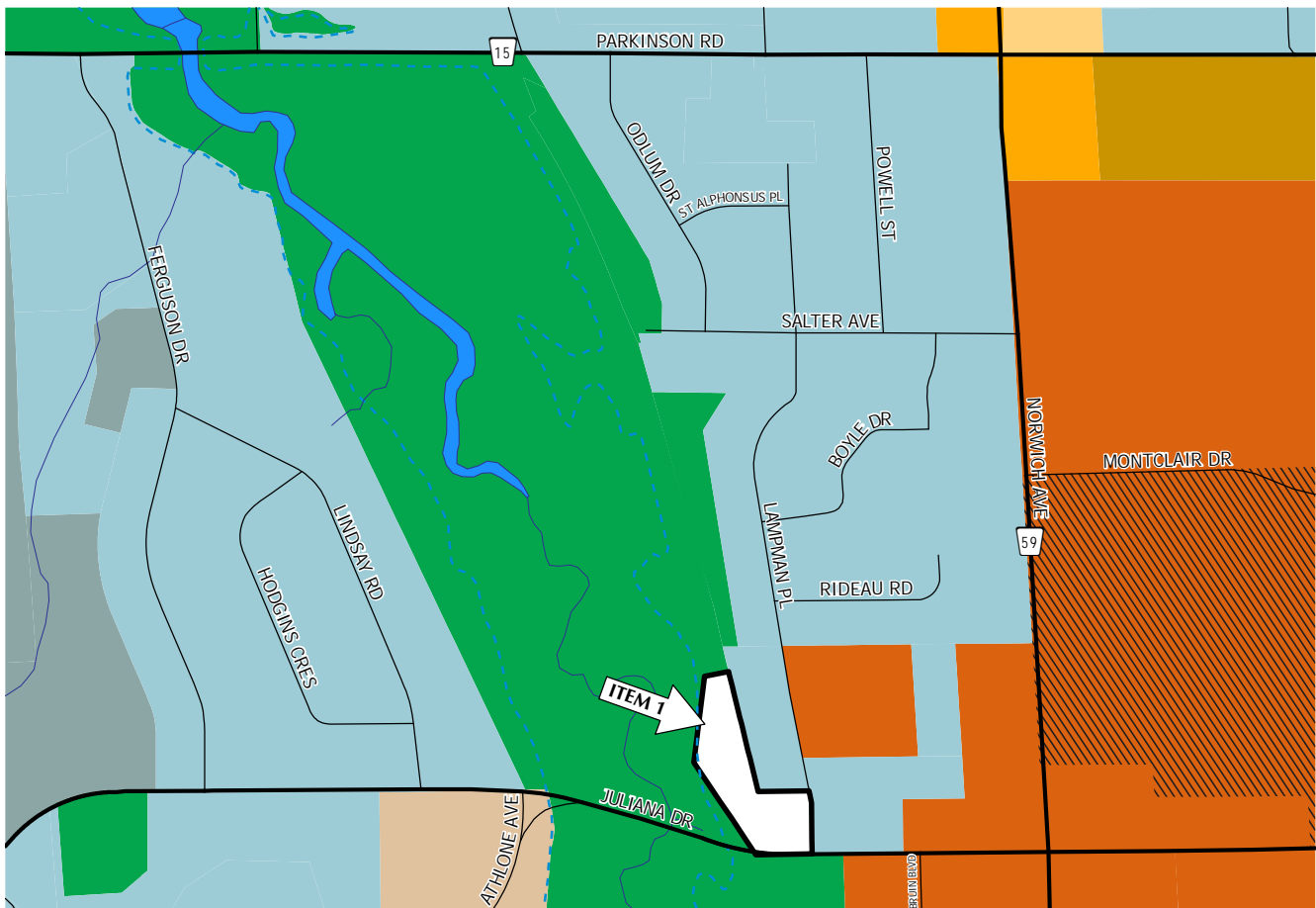
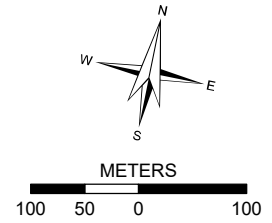


SCHEDULE "A"  
AMENDMENT No. 298

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

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



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
TO RESIDENTIAL

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL		BUSINESS PARK
	NEIGHBOURHOOD SHOPPING CENTRE		TRADITIONAL INDUSTRIAL
	SERVICE COMMERCIAL		COMMUNITY FACILITY
	REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)		OPEN SPACE
			REGIONAL COMMERCIAL NODE (See Section 7.3.3.4.3)
			FLOODLINE

SCHEDULE "A"

AMENDMENT No. 298

TO THE

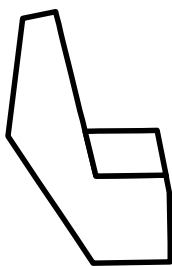
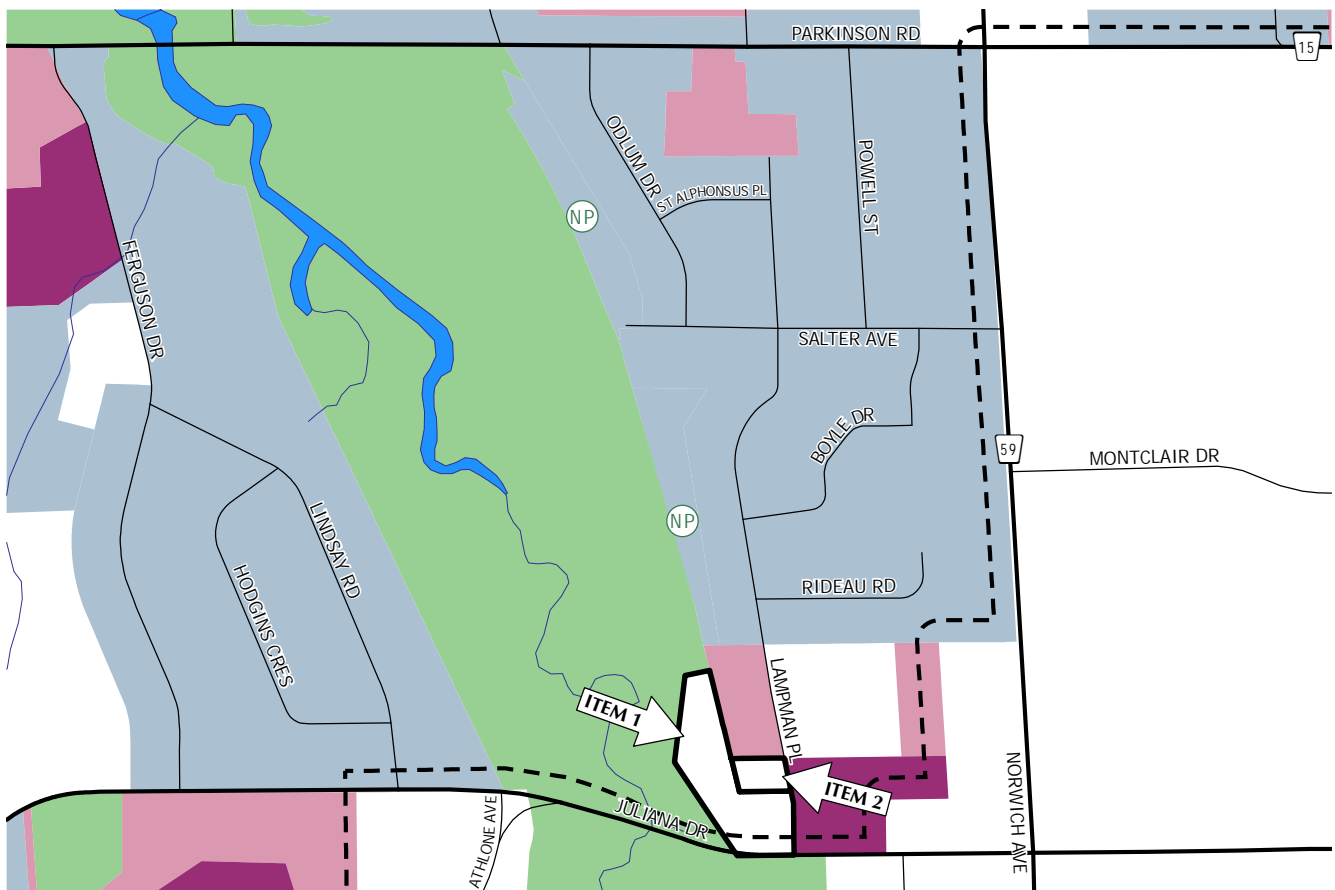
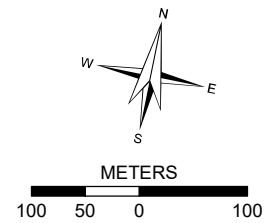
**COUNTY OF OXFORD**

**OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK**

**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM OPEN SPACE  
TO HIGH DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL  
TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

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

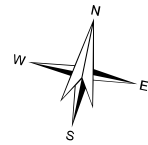
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AMENDMENT No. 298

TO THE

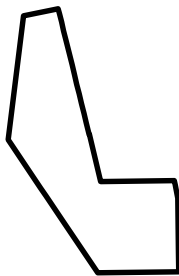
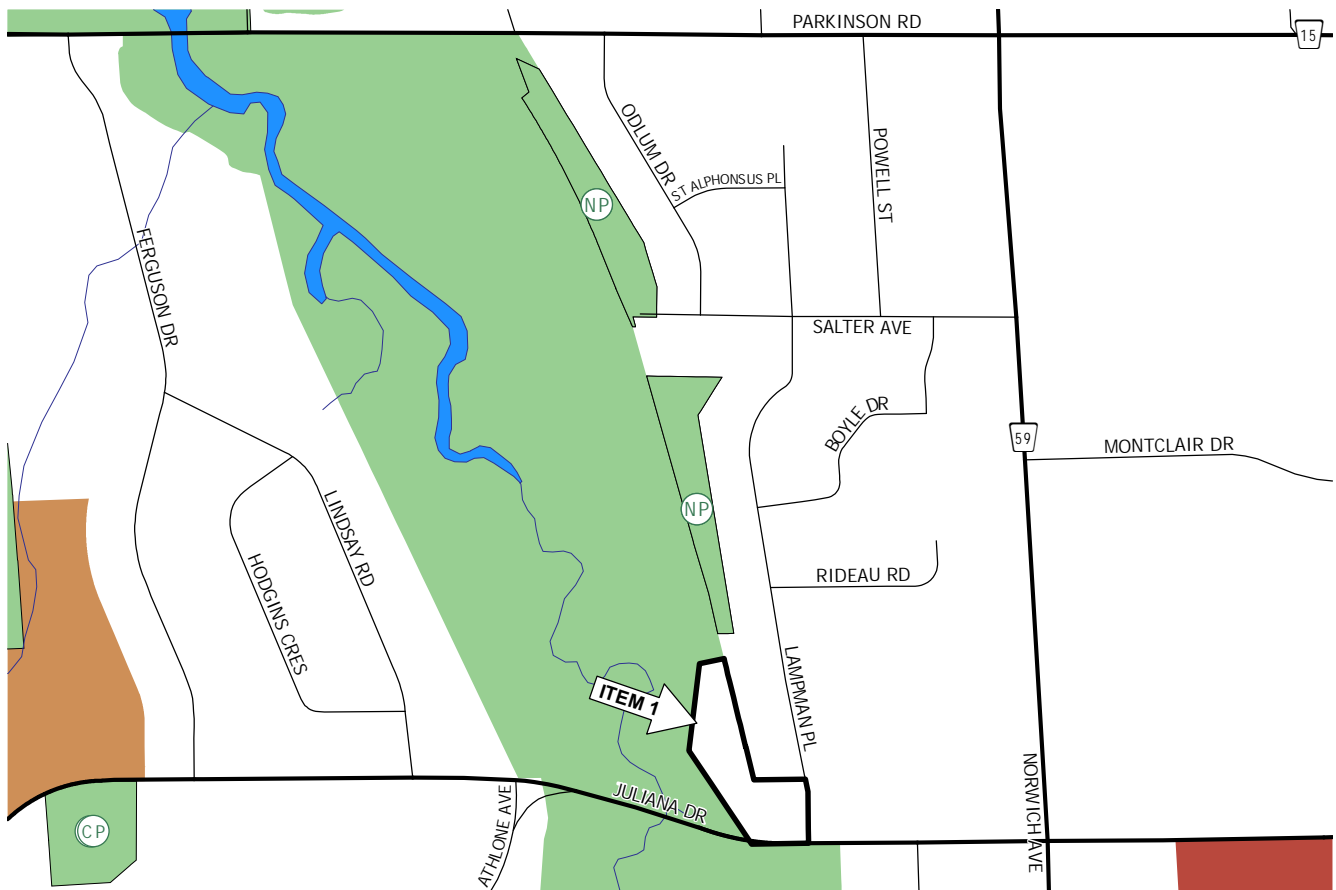
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-4"

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



Metres  
0 100 200



**- AREA OF THIS AMENDMENT**

ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND  
SCHOOL FACILITIES PLAN  
LEGEND**

- OPEN SPACE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- CP COMMUNITY PARK
- NP NEIGHBOURHOOD PARK

**Signature:** Marcus Ryan

**Email:** mryan@oxfordcounty.ca

# 6545-2023 OP 298

Final Audit Report

2023-06-16

Created:	2023-06-16
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPnWo2Fu2tcsYYqpENUWR7ewdwWG42B9_

## "6545-2023 OP 298" History



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Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan

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Agreement completed.

2023-06-16 - 6:30:17 PM GMT



Adobe Acrobat Sign

**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

---

**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, WARDEN

MARCUS RYAN, WARDEN

*Chloë Senior*  
CHLOË J. SENIOR, CLERK

CHLOË 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".

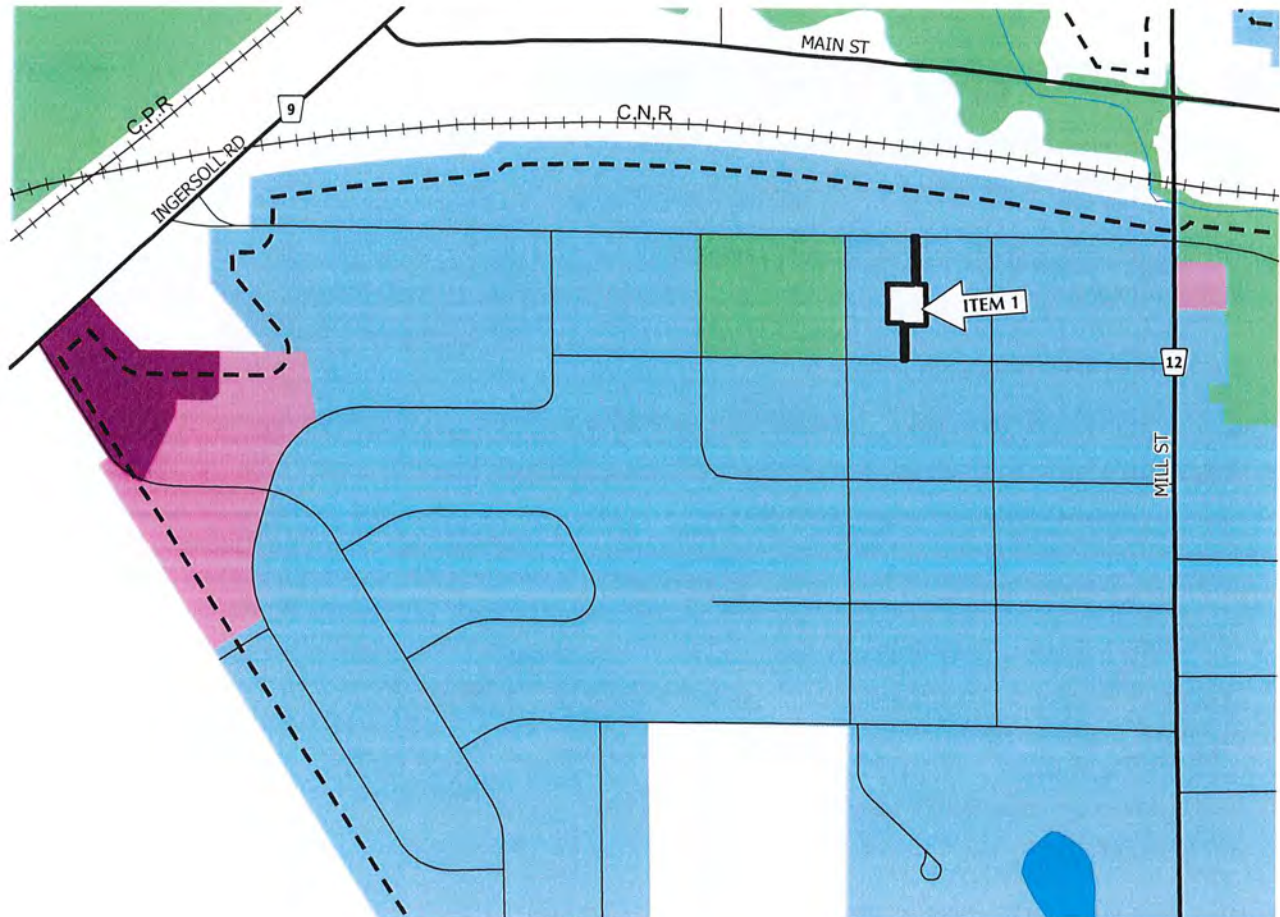
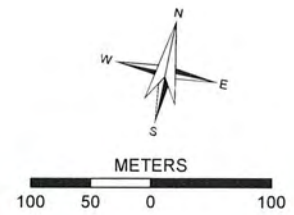
#### 5.0 IMPLEMENTATION

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

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By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG6gbvFCdG65ATVfAfRESd1yaAJrqg4qv

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

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-  Agreement completed.  
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 1 Jul 2023 15:42 EDT

MARCUS RYAN,

WARDEN

*Chloë Senior*

CHLOË 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
Transaction ID:	CBJCHBCAABAA-zUA_l1QtJzYH3TlImPdKy4Iz7cgFr1R

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-  Agreement completed.  
2023-07-14 - 2:43:23 PM GMT



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File No.: OP 22-23-8  
OWNER: 1666144 ONTARIO LTD. &  
5034133 ONTARIO LTD.  
MUNICIPALITY: CITY OF WOODSTOCK

AMENDMENT NUMBER : 299  
DATE OF ADOPTION: AUGUST 9, 2023  
DATE OF NOTICE: AUGUST 16, 2023  
LAST DATE OF APPEAL: SEPTEMBER 5, 2023

---

**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. 6566-2023 on August 9, 2023, to adopt Official Plan **Amendment No. 299** 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**

To re-designate the lands from Traditional Industrial to Service Commercial with special provisions to facilitate the development of a mixed use commercial and residential development comprising potentially two buildings located on separate parcels containing first floor commercial units and a maximum of 30 dwelling units per building on the subject lands.

**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 8-22-17**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

**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

COUNTY OF OXFORD

BY-LAW NO. **6566-2023**

**BEING** a By-Law to adopt Amendment Number 299 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 299 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 Amendment 299 to the County of Oxford Official Plan 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 299 to the County of Oxford Official Plan, being the attached 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 9<sup>th</sup> day of August, 2023.

READ a third time and finally passed this 9<sup>th</sup> day of August, 2023.



Marcus Ryan  
Marcus Ryan (Aug 9, 2023 14:47 EDT)

MARCUS RYAN

WARDEN

Chloe Senior

CHLOÉ SENIOR

CLERK



AMENDMENT NUMBER 299  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,  
constitutes Amendment Number 299 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Traditional Industrial' to 'Service Commercial' with site specific provisions to facilitate a mixed use commercial and residential development.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Pt. Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), part lots 7, 8, 11 and 12, north side of Henry Street, Plan 212 in the City of Woodstock. The lands are located at the northeast corner of Henry Street and Victoria Street North in the City of Woodstock, immediately south of the CN rail line, and are municipally known as 95 Victoria Street.

## 3.0 BASIS OF THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'Service Commercial' with specific provisions to facilitate a mixed use commercial and residential development.

Council is of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of land and services within a 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.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands to non-employment lands, Planning staff have relied on the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 20 year planning horizon.

Since the Hemson report was prepared and approved, the PPS has been amended to direct municipalities to ensure that sufficient land is made available to accommodate a 25 year planning period (2020-2045). As such, estimates prepared by our office, based on the forecasts and land need methodology contained in the Hemson report have determined that 320 gross ha (790 ac) of land designated for residential purposes is required to accommodate the forecasted growth in Woodstock for the next 25 years.

Based on the same studies and methodology, planning staff determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, Council is satisfied that redesignating the subject lands for residential purposes will not impact the City's availability of employment lands. Further, Council is of the opinion that based on the significant slope of the property, and the proximity of the lands to existing residential development, the subject lands are not suitable or attractive for manufacturing industrial development and are better suited for residential and commercial purposes.

With respect to the Official Plan amendment to redesignate the subject lands to accommodate the proposed mixed use residential and commercial development, Council is satisfied that the proposed amendment is appropriate and consistent with the policies that address the conversion of industrial land.

The proposed mixed use residential and commercial uses are considered to be compatible and complimentary to the low density residential uses to the south and will not negatively impact the industrial lands to the east and west. The proposed commercial and residential lands are also not of an adequate size to serve most modern industrial uses.

The applicant is proposing two mixed use commercial and residential properties, each with 702 m<sup>2</sup> (7,556.3 ft<sup>2</sup>) of ground floor commercial space and 3,510 m<sup>2</sup> (37,781.3 ft<sup>2</sup>) of floor area dedicated to residential use with a maximum of 30 residential dwelling units. A special provision is required to the Service Commercial designation to recognize the significant residential component to the buildings.

Council is also of the opinion that the proposed mixed use development is an appropriate redevelopment of the subject lands. The proposed buildings have direct access to a collector road (Henry/Wellington Street) and are an appropriate use of an underutilized site. Council is generally of the opinion that the subject lands are suitable for the proposed mixed use development as the location of the subject lands is in an area that is characterized by residential uses to the south, and the industrially designated lands are limited in size and value to modern industrial uses.

Further, Council is of the opinion that the buildings proposed are not anticipated to cause compatibility issues with neighbouring properties provided CN rail (located immediately north of the lands) is satisfied with any proposed mitigation measures.

Further, Council is also satisfied that the subject lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County 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 to "Service Commercial" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.2 That Section 7.3.4 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.3.4.3 – *Specific Development Policies*:

- 7.3.4.3.8 Part Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), Parts 7, 8, 11 and 12, North Side of Henry Street, Plan 212 (North side of Henry Street, east of Wellington Street)

“On those lands located on Part Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), Parts 7, 8, 11 and 12, North Side of Henry Street, Plan 212 (Victoria Street, north of Henry Street and east of Wellington Street), the maximum number of dwelling units per lot shall not exceed 30.

## 5.0 IMPLEMENTATION

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

## 6.0 INTERPRETATION

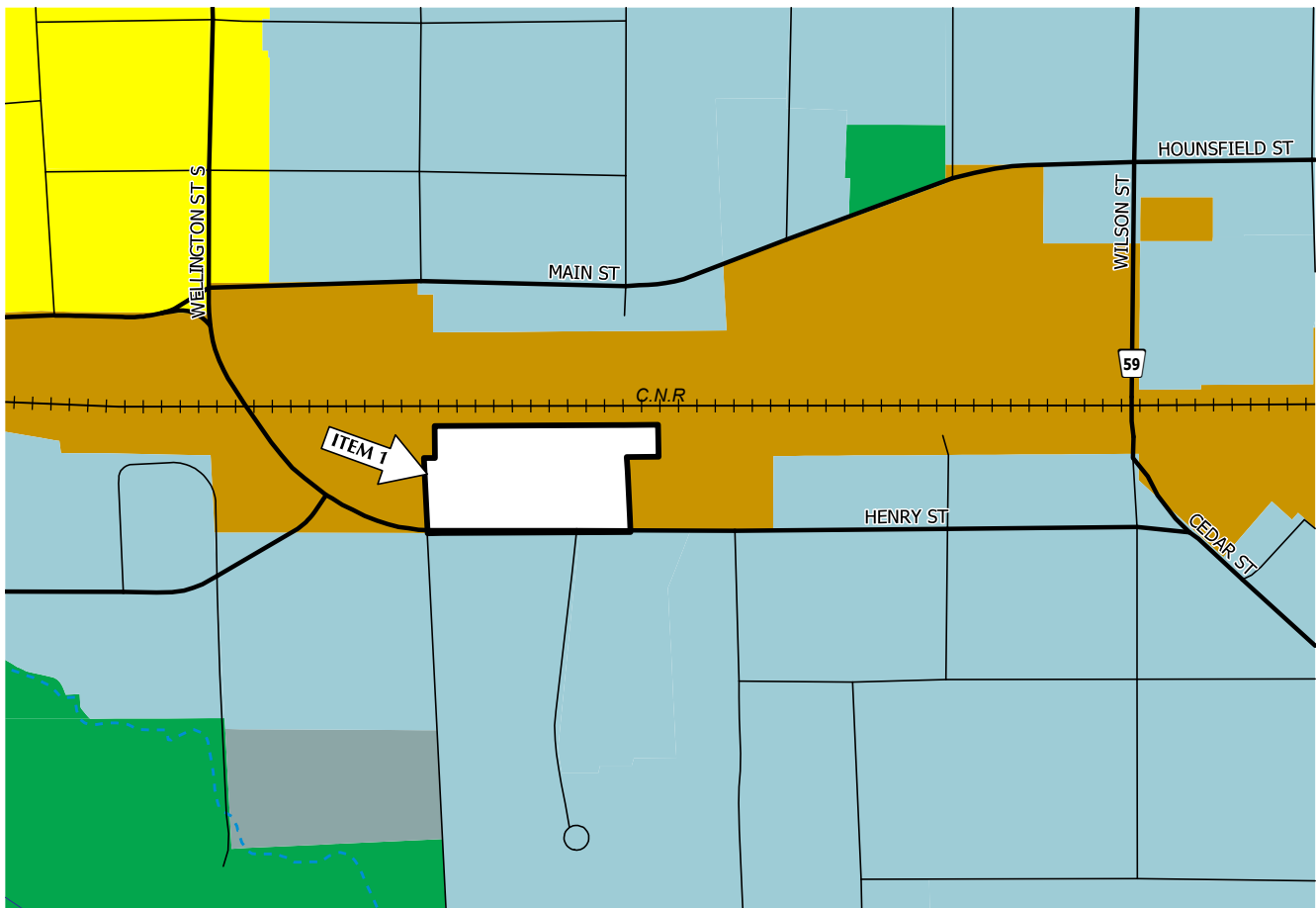
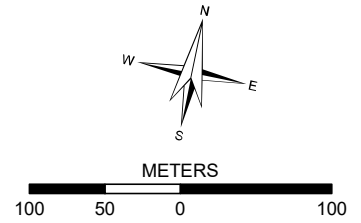
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"  
AMENDMENT No. 299

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

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









**- AREA OF THIS AMENDMENT**



ITEM 1 - CHANGE FROM TRADITIONAL INDUSTRIAL  
TO SERVICE COMMERCIAL

**LAND USE PLAN  
LEGEND**

-  RESIDENTIAL
-  CENTRAL AREA  
(SEE 'SCHEDULE W-2')
-  TRADITIONAL  
INDUSTRIAL
-  COMMUNITY FACILITY
-  OPEN SPACE
-  FLOODLINE










# 6566-2023-OPA299-20230809

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Angie Ferrell (aferrell@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYyocuHhRE2WpdiEwoBpFUNxkKIFjkrOR

## "6566-2023-OPA299-20230809" History

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2023-08-09 - 6:38:53 PM GMT
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2023-08-09 - 6:47:24 PM GMT- IP address: 23.174.96.6
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-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
2023-08-09 - 6:47:28 PM GMT
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Signature Date: 2023-08-09 - 6:52:52 PM GMT - Time Source: server- IP address: 99.226.147.14
-  Agreement completed.  
2023-08-09 - 6:52:52 PM GMT



File No.: OP 22-08-6  
OWNER: ROYAL KING MANAGEMENT CORP.  
MUNICIPALITY: TOWN OF INGERSOLL

AMENDMENT NUMBER : 301  
DATE OF ADOPTION: AUGUST 9, 2023  
DATE OF NOTICE: AUGUST 16, 2023  
LAST DATE OF APPEAL: SEPTEMBER 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. 6562-2023 on August 9, 2023, to adopt Official Plan **Amendment No. 301** 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**

To establish a site specific policy on the subject lands, which are currently designated 'Open Space' and 'Residential', to allow for the conversion of a former elementary school to an apartment dwelling house containing 20 residential dwelling units.

**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 6-22-05**

**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 **Heather St. Clair, 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. **6562-2023**

**BEING** a By-Law to adopt Amendment Number 301 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 301 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll 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 301 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 9<sup>th</sup> day of August, 2023.

READ a third time and finally passed this 9<sup>th</sup> day of August, 2023.



*Marcus Ryan*  
\_\_\_\_\_  
Marcus Ryan (Aug 9, 2023 14:45 EDT)

MARCUS RYAN,

WARDEN

*Chloe Senior*  
\_\_\_\_\_

CHLOÉ J. SENIOR,

CLERK

AMENDMENT NUMBER 301  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The text attached hereto, constitutes  
Amendment Number 301 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to establish a site specific policy for the subject lands, which are designated Open Space and Residential. The amending policy will facilitate the conversion of an existing institutional building (a former elementary school) to a 20 unit apartment building.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies specifically to lands described as Lots 1-8, South Side of Alma Street, Lots 2-7 North Side of William Street, Block M, Plan 95, in the Town of Ingersoll. The lands are located on the west side of George Street and are bordered by Alma Street to the north and William Street to the south, and are municipally known as 37 William Street.

## 3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to amend the policies of the Open Space designation which generally limit development to active and passive recreation uses, or other types of recreational uses such as golf courses or sportsfields, as well as stormwater management infrastructure, to facilitate the use of an existing building for multi-unit residential purposes.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Policy Statement as the proposed use will promote an appropriate mix and range residential housing and will also promote intensification and the efficient use of municipal infrastructure within a designated settlement area. The proposal will also encourage residential uses that respond to dynamic market-based needs within the Town, while ensuring no further impact is had on the existing underground watercourse that traverses the west side of the subject.

To this end, Council is also of the opinion that the proposed amendment is appropriate as the Upper Thames River Conservation Authority has reviewed the proposal and are generally satisfied that the conversion of the existing institutional building to a 20 unit apartment dwelling will not result in any further risk to public safety or the integrity of the watercourse as no new development is proposed within the regulated area, and all parking will be relocated to the east side of the existing building, outside of the Regulatory Flood/Fill area.

Notwithstanding the policies of the Official Plan [Section 3.2.5.1.1] that establish permitted uses within the Open Space designation, Council is of the opinion that the conversion of an existing institutional building to an apartment dwelling consisting of 20 units, with a minimum gross floor area of 47 m<sup>2</sup> (505.9 ft<sup>2</sup>) per unit will not result in adverse impacts to the existing regulated floodplain area on the subject lands and will aid in providing additional housing options for the residential needs of the community. Therefore, the use is not anticipated to aggravate the Open Space policies of the Official Plan and will continue meet the intent of the policies for residential uses [Section 9.2.3].

In light of the foregoing, it is the opinion of Council 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 3.2.5 – *Open Space Area*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.2.5.3 – *Special Policy Areas*:

“3.2.5.3.5 Lots 1-8 South Side Alma Street, Lots 2-7 North Side William Street, Block M, Plan 95 – 37 William Street, Town of Ingersoll

Notwithstanding any policies of the Official Plan to the contrary, an apartment building containing a maximum of 20 dwelling units may be permitted within an existing building on the subject lands.”

#### 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.










# 6562-2023-OPA301-20230809

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Angie Ferrell (aferrell@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb6faXbejPWVikWcJ5Wo_gyX38mBMRNQC

## "6562-2023-OPA301-20230809" History

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-  Agreement completed.  
2023-08-09 - 6:49:09 PM GMT



File No.: OP 22-25-4  
OWNER: BARBARA & JOHANNES HAKKENBERG  
MUNICIPALITY: TOWNSHIP OF SOUTH-WEST OXFORD

AMENDMENT NUMBER : 302  
DATE OF ADOPTION: AUGUST 9, 2023  
DATE OF NOTICE: AUGUST 16, 2023  
LAST DATE OF APPEAL: SEPTEMBER 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. 6559-2023 on August 9<sup>th</sup>, 2023, to adopt Official Plan **Amendment No. 302** 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 development policy to permit a trucking operation within the Agricultural Reserve, as an on-farm diversified use.

**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 4-22-30**

**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. **6559-2023**

**BEING** a By-Law to adopt Amendment Number 302 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 302 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 302 to the County of Oxford Official Plan for adoption, and,

**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 302 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 9<sup>th</sup> day of August, 2023.

READ a third time and finally passed this 9<sup>th</sup> day of August, 2023.



*Marcus Ryan*  
Marcus Ryan (Aug 9, 2023 14:24 EDT)

MARCUS RYAN,

WARDEN

*Chloe Senior*

CHLOÉ J. SENIOR,

CLERK



AMENDMENT NUMBER 302  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 302 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will allow for the recognition of a trucking operation on an area comprising approximately 2.3 ha (5.8 acres) of land on the subject property.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 10 and 11, Conc. 4, (Dereham) in the Township of South-West Oxford. The lands are located near the southeast corner of Plank Line and Ebenezer Road, and are municipally known as 344154 Ebenezer Road.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to permit the continued operation of an existing trucking operation on the easterly boundary of the subject lands an on-farm diversified use.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal will permit an area limited to 2.3 ha (5.8 ac) of the subject lands to be utilized for an for the use, and represents an efficient and appropriate use of lands.

Council is also of the opinion that the subject lands are suitable for the site-specific use as they are located with access to an arterial road (Plank Line) in close proximity to major transportation routes, and are involved in the transportation of agricultural products. The amendment will ensure that the trucking operation will be limited to 2.3 ha (5.8 ac) of the subject property, thereby protecting existing natural heritage features.

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 Section 3.1.4 – *Policies for Agricultural Uses in the Agricultural Reserve*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.4.1.3 – *Special Policies*:

“3.1.4.1.3.5 Part Lots 10 & 11, Concession 4 (Dereham), Township of South-West Oxford

<b>Location</b>	The lands to which this subsection applies comprise approximately 40 ha (98 acres) with frontage on Ebenezer Road and are described as Part Lots 10 & 11, Concession 4 (Dereham) in the Township of South-West Oxford. The lands are located near the southeast corner Plank Line and Ebenezer Road, and are municipally known as 344154 Ebenezer Road.
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**Policies** Notwithstanding any policies of the Official Plan to the contrary, an area of land consisting of approximately 2.3 ha (5.8 ac) along the easterly boundary of the subject lands may be utilized as a trucking operation.

The specific extent of the lands to be used for the trucking operation shall be delineated in the Township of South-West Oxford Zoning By-law.

## 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.










# 6559-2023-OPA302

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Angie Ferrell (aferrell@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHFsUxCJgOc3l_s57-DGIBB3nKxYRurN-

## "6559-2023-OPA302" History

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2023-08-09 - 6:01:01 PM GMT
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2023-08-09 - 6:24:19 PM GMT- IP address: 23.174.96.6
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2023-08-09 - 6:24:33 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
Signature Date: 2023-08-09 - 6:24:35 PM GMT - Time Source: server- IP address: 23.174.96.6
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Signature Date: 2023-08-09 - 6:31:41 PM GMT - Time Source: server- IP address: 99.226.147.14
-  Agreement completed.  
2023-08-09 - 6:31:41 PM GMT



**File No.:** OP 22-26-8 (Phase 2)  
**OWNER:** CEDAR CREEK GOLF CLUB LTD &  
CITY OF WOODSTOCK  
**APPLICANT:** GSP GROUP  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 303  
**DATE OF ADOPTION:** OCTOBER 11, 2023  
**DATE OF NOTICE:** OCTOBER 17, 2023  
**LAST DATE OF APPEAL:** NOVEMBER 6, 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. 6572-2023 on October 11, 2023, to adopt Official Plan **Amendment No. 303** 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 application proposes to amend the Official Plan and the City's Zoning By-law to facilitate the development of two residential lots for the propose of single detached dwellings.

**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:**  
**OP 22-26-8 (Phase 1) & ZN 8-22-22 (Phases 1 & 2)**

**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. 6572-2023

**BEING** a By-Law to adopt Amendment Number 303 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 303 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 303 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 11<sup>th</sup> day of October, 2023.

READ a third time and finally passed this 11<sup>th</sup> day of October, 2023.

I hereby certify this to be a true copy.

Oct 19/23 Chloe J. Senior  
Date Clerk

Marcus Ryan  
Marcus Ryan (Oct 19, 2023 15:41:53)

MARCUS RYAN, WARDEN

Chloe Senior

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 303  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto constitutes  
Amendment Number 303 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 Open Space to Residential and Low Density Residential, to facilitate the development of 2 residential lots for single detached dwellings.

### 2.0 LOCATION OF LANDS AFFECTED

The subject lands are legally described as Part Lot 20-21, Plan 1600, Part 3 & 9 of 41R-5666, in the City of Woodstock. The lands are located at the western terminus of Salter Avenue, west of Odium Drive, in the City of Woodstock.

### 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from Open Space to Low Density Residential to facilitate the development of two residential lots for single detached dwellings, with the balance of the lands being used for park purposes.

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. The development will respect the natural hazards (floodplain) that are in the vicinity and ensure the lands remain safe from natural hazards.

The proposed use will be compatible with surrounding land uses, which include existing low density development to the north and east. The balance of the lands will be used for park purposes by the City of Woodstock.

As portions of the subject lands are located within the floodplain of Cedar Creek, the applicant has provided supporting studies and modelling to further delineate the flood plain and flood hazards and has identified a safe building envelope to ensure the development remains outside of the area that would be hazardous in a potential flood event.

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 "Open Space" to "Residential".
- 4.2 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 "Open Space" to "Low Density Residential".
- 4.3 That Schedule "W-4" – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Open Space".

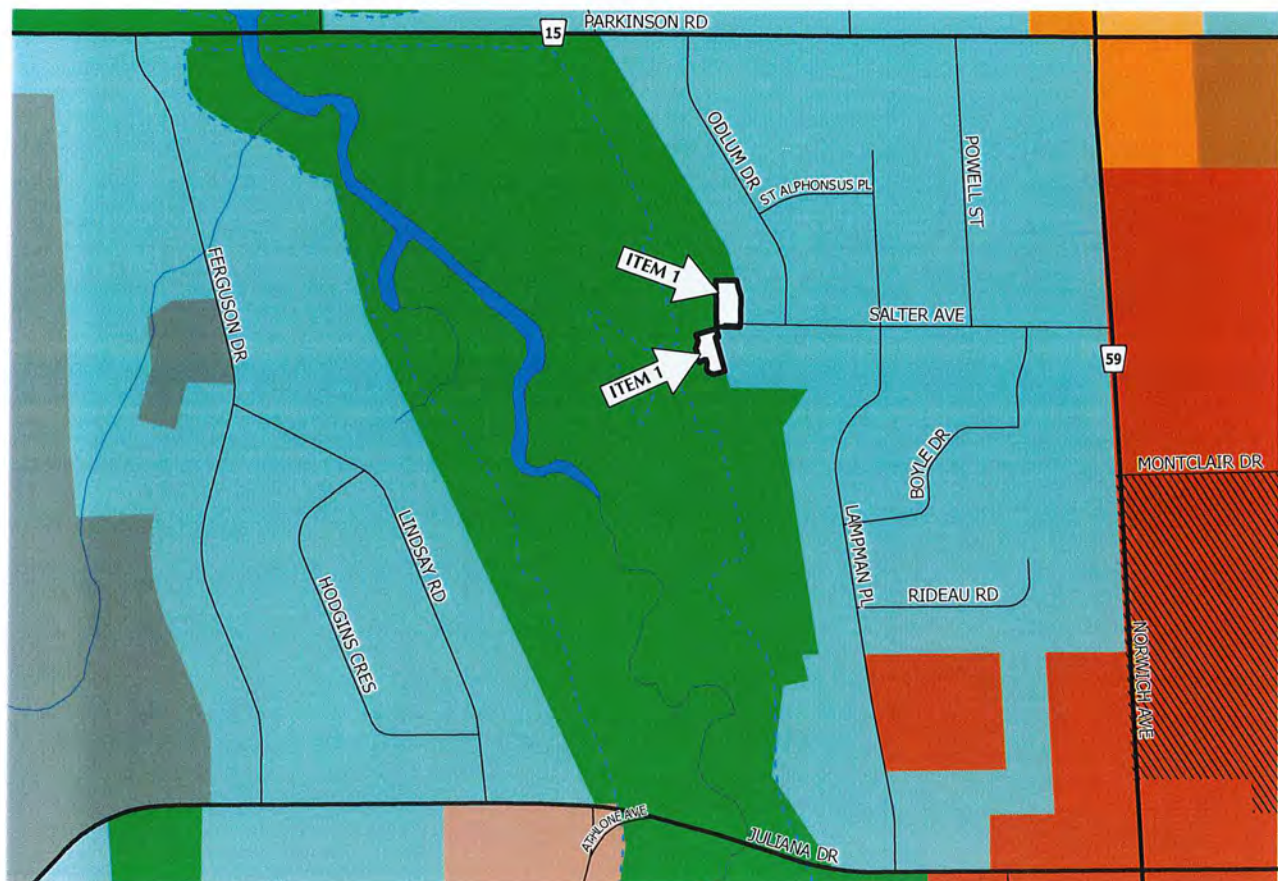
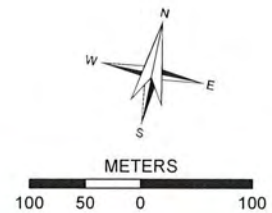
#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 303  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-1"  
**CITY OF WOODSTOCK  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

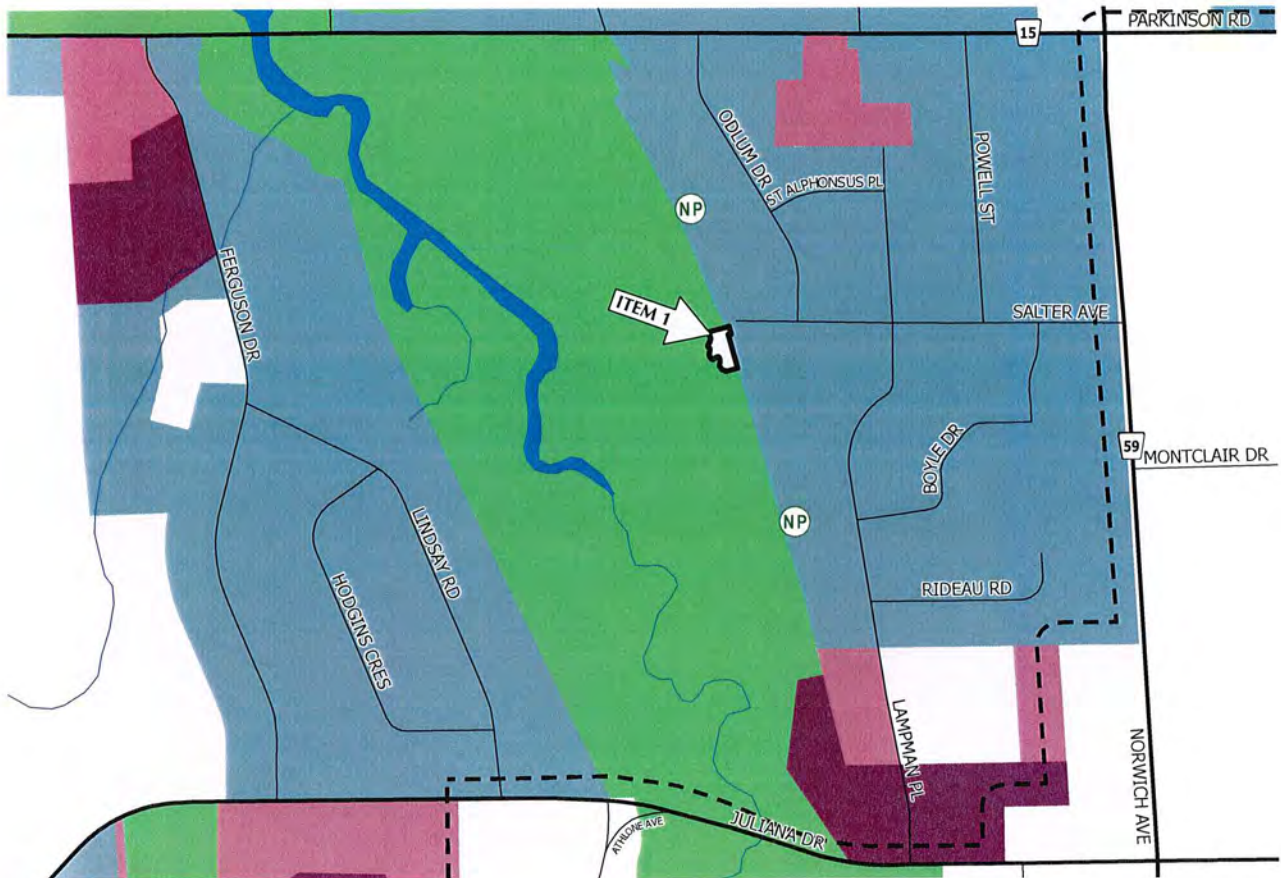
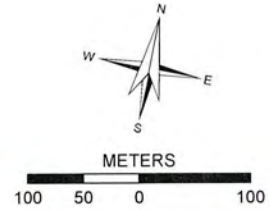
ITEM 1 - CHANGE FROM OPEN SPACE  
 TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

	RESIDENTIAL		BUSINESS PARK
	NEIGHBOURHOOD SHOPPING CENTRE		TRADITIONAL INDUSTRIAL
	SERVICE COMMERCIAL		COMMUNITY FACILITY
	REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)		OPEN SPACE
			REGIONAL COMMERCIAL NODE (See Section 7.3.3.4.3)
			FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 303  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK  
 RESIDENTIAL DENSITY PLAN**





**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
 TO LOW DENSITY RESIDENTIAL



**RESIDENTIAL DENSITY PLAN  
 LEGEND**

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

SCHEDULE "A"  
AMENDMENT No. 303

TO THE

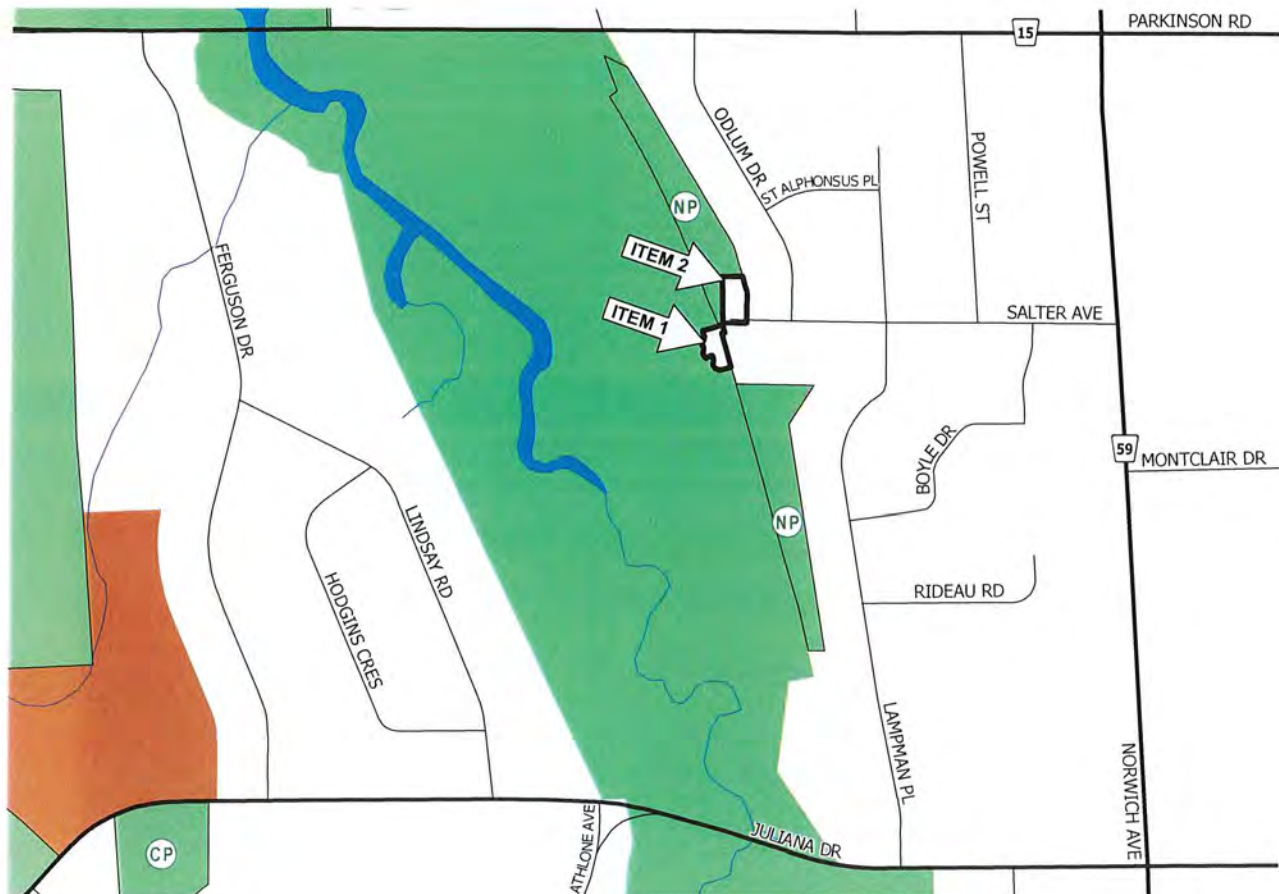
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "W-4"

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



Metres  
0 100 200



**- AREA OF THIS AMENDMENT**

ITEM 1 - REMOVE FROM OPEN SPACE

ITEM 2 - REMOVE FROM NEIGHBOURHOOD PARK  
AND OPEN SPACE

**LEISURE RESOURCES AND  
SCHOOL FACILITIES PLAN  
LEGEND**

-  OPEN SPACE
-  SECONDARY SCHOOL
-  COMMUNITY PARK
-  NEIGHBOURHOOD PARK










# 6572-2023 op22-26-8 including schedules

Final Audit Report

2023-10-19

Created:	2023-10-19
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVPMOuwTEFzA9fSSCWsL6ke4j2F6STyL

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-  Agreement completed.  
2023-10-19 - 7:47:35 PM GMT



Adobe Acrobat Sign





File No.: OP 23-06-1  
OWNER: TOWNSHIP OF BLANDFORD-BLENHEIM  
MUNICIPALITY: TOWNSHIP OF BLANDFORD-BLENHEIM

AMENDMENT NUMBER : 304  
DATE OF ADOPTION: OCTOBER 25, 2023  
DATE OF NOTICE: OCTOBER 31, 2023  
LAST DATE OF APPEAL: NOVEMBER 20, 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. 6576-2023 on October 25, 2023, to adopt Official Plan **Amendment No. 304** 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 Official Plan Amendment will implement the recommendations of the Drumbo Secondary Plan which addresses matters pertaining to land use, transportation, and municipal servicing.

**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: None**

**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 **Dustin Robson, Development Planner – 519-539-9800 x3211**

**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. 6576-2023

**BEING** a By-Law to adopt Amendment Number 304 to the County of Oxford Official Plan.

**WHEREAS**, the County of Oxford has held a public meeting, and has recommended Amendment Number 304 to the County of Oxford Official Plan for adoption, and,

**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 304 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 25<sup>th</sup> day of October, 2023.

READ a third time and finally passed this 25<sup>th</sup> day of October, 2023.



Marcus Ryan  
Marcus Ryan (Oct 25, 2023 10:13 EDT)  
MARCUS RYAN, WARDEN

Chloe Senior  
CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.  
Oct 26/23 Chloe Senior  
Date Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 304  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules, attached hereto, constitute Amendment Number 304  
to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement and integrate the policies and land use designations of the Drumbo Secondary Plan in the County of Oxford Official Plan, primarily to address future land needs.

The Drumbo Secondary Plan provides a planning framework to guide the future development of Drumbo until 2046. The Plan builds on the policies established in the Provincial Policy Statement and the County Official Plan in order to provide direction for the complete and orderly development of the community and to accommodate a significant portion of the projected residential and employment growth for the Township of Blandford- Blenheim.

The Drumbo Secondary Plan includes general and specific land use and development policies, as well as urban design policies for the Village and its public spaces and streets. The Plan establishes the land use patterns and conceptual identification of community infrastructure, such as trails, parks and collector roads that are anticipated through future draft plans of subdivision and other planning applications.

The Drumbo Secondary Plan policies are intended to guide development in Drumbo in a manner that integrates new development with the existing community, while broadening the range of housing choice, making efficient use of existing and planned infrastructure and diversifying the supporting land uses.

Formal adoption and implementation of the Drumbo Secondary Plan requires amendments to the County of Oxford Official Plan to modestly refine the Drumbo settlement boundary and to re-designate select lands within the Village for residential and commercial land uses and to add/update associated mapping.

## 2.0 LOCATION OF LANDS AFFECTED

This Official Plan Amendment applies to all lands currently located within the existing Village of Drumbo settlement boundary. The Village of Drumbo currently comprises of approximately 130.8 ha (323.3 acres). In addition to the lands currently within the settlement boundary, the proposal would also see approximately 12.1 ha (30 acres) brought into the settlement boundary to complete minor refining of boundary lines. The lands brought into the settlement boundary would be added to the southeast and northeast areas of the existing settlement.

### 3.0 BASIS FOR THE AMENDMENT

The intent of this Official Plan Amendment is to adopt and implement the Drumbo Secondary Plan. The Secondary Plan is intended to become part of and to be read and applied in conjunction with the County of Oxford Official Plan.

The Drumbo Secondary Plan process has been completed concurrently with Comprehensive Reviews undertaken by the County of Oxford and the Township of Blandford-Blenheim under the 2020 Provincial Policy Statement to facilitate a coordinated, integrated, and comprehensive approach to identifying and planning to accommodate the forecasted population and employment growth in the County and the Township of Blandford-Blenheim to the year 2046.

Through the Comprehensive Review, it was concluded that there was a sufficient land supply within the Township's serviced villages to accommodate the forecasted future residential and employment growth. Further, it was identified that the existing and planned servicing capacity for the Drumbo Wastewater Treatment Plant (WWTP) currently does not meet the needs of the settlement for full projected build-out. As such, it has been determined that expansion to the settlement boundary at this time will be limited to 'rounding out' to better facilitate the efficient provision of municipal infrastructure and development patterns.

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 County Official Plan.

### 4.0 DETAILS OF THE AMENDMENT

- 4.1 Schedule "B-1" – *Township of Blandford-Blenheim Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' on Schedule "A" attached hereto from "Agricultural Reserve" to "Settlement" and those lands identified as 'ITEM 2' from "Settlement" to "Agricultural Reserve".
- 4.2 Schedule "B-3" – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' on Schedule "A" attached hereto from "Industrial" to "Service Commercial".
- 4.3 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 2' on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential"; those lands identified as 'ITEM 3' from "Low Density Residential" to "Service Commercial"; those lands identified as 'ITEM 4' from "Low Density Residential" to "Open Space"; those lands identified as 'ITEM 9' from "Low Density Residential" to "Future Urban Growth"; those lands identified as 'ITEM 11' from "Low Density Residential" to "Industrial"; and those lands identified as 'ITEM 12' from "Low Density Residential" to "Minor Institutional".



- 4.4 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 5' on Schedule "A", attached hereto, as "Low Density Residential", designating those lands identified as 'ITEM 10' as "Future Urban Growth" and removing the "Low Density Residential" designation from those lands identified as 'ITEM 6'.
- 4.5 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by delineating the settlement boundary of the Village of Drumbo as identified as 'ITEM' 7' on Schedule "A" attached hereto.
- 4.6 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by adding the 'Proposed Park' symbol to the location identified by 'ITEM' 8' on Schedule "A" attached hereto.
- 4.7 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 13' on Schedule "A" attached hereto from "Open Space" to "Minor Institutional".
- 4.8 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 14' on Schedule "A" attached hereto from "Service Commercial" to "Low Density Residential".
- 4.9 Schedule "B-5" - *Village of Drumbo Transportation Network Plan*, is hereby added to the County of Oxford Official Plan, as amended.
- 4.10 Schedule "C-3" - *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by adding those lands identified as 'ITEM 1' on Schedule "A" attached hereto to the "Serviced Village" designation of Drumbo and removing those lands identified as 'ITEM 2' from the "Serviced Village" designation of Drumbo.
- 4.11 Section 5.5, County Servicing Policy, as amended, is hereby further amended by adding the following Section 5.5.5 after Section 5.5.4, *Monitoring of Servicing Capacity*:

#### "5.5.5 Drumbo Secondary Plan

##### 5.5.5.1 Municipal Services

Services and utilities in the Village of Drumbo shall be provided in an orderly and coordinated manner consistent with the policies for such services contained in Chapter 5 of the Official Plan and in-keeping with the initiatives and objectives as set out in the Drumbo Secondary Plan. The phasing of development shall be aligned with the availability of servicing capacity and generally based on the phasing policies developed through the Drumbo Secondary Plan.

In addition to the servicing policies contained in Chapter 5, development in the Village of Drumbo shall generally be in accordance with the following:

- (a) Development within the Village of Drumbo shall proceed on the basis of full municipal water and sanitary services.
- (b) The Township and County shall require confirmation that adequate municipal services are, or are reasonably expected to be available to service development at the time of submission of a development application and the confirmation of such services will generally form part of a complete application submission.
- (c) Prior to the approval of new development within the Village of Drumbo, the County and Township shall be satisfied that sufficient water and wastewater servicing capacity is, or will be available to service the development.
- (d) Draft plan approval will generally only be considered where confirmation that adequate municipal water and sanitary services are, or are reasonably expected to be available to service the development. Where it is determined that such services are or will be available, the formal confirmation of servicing capacity shall be a condition of draft plan approval and the registration of plans of subdivision shall only proceed where the development, in its entirety, or portions thereof, have received formal servicing allocation from the County.
- (e) The extension of water and sanitary sewage systems within the Village shall be orderly, efficient, and financially sustainable, protect human health and the environment and shall not require the premature extension of municipal infrastructure.
- (f) The County and Township shall encourage the use of measures that support water conservation and the efficient use of municipal water supply.
- (g) The County and Township shall encourage and support, where feasible and appropriate, the implementation of innovative stormwater management approaches as part of new development, redevelopment and intensification proposals.



- (h) The County and Township may require the preparation of Master Servicing Plans with new Draft Plan of Subdivision applications that will document existing servicing conditions, capacity, and identify a phased approach for the orderly development of the lands, in accordance with available capacity.
- (i) Given the servicing capacity limitations in the Village of Drumbo, commercial, industrial and non-residentially oriented institutional uses that have low water and wastewater requirements are preferred.
- (j) Registration of plans of subdivision may be required to proceed in phases or sub-phases based on the availability of municipal services. The allocation of servicing capacity shall generally be in accordance with the principles and objectives as set out in the Drumbo Secondary Plan and Section 5.5.5.2 regarding the phasing of services, and with respect to water and sanitary services, in accordance with the County's Servicing Allocation Policy.
- (k) The allocation of water and sanitary services shall be at the sole discretion of the County.

#### 5.5.5.2 Phasing of Services

In accordance with the principles and objectives set out in the Drumbo Secondary Plan, growth within the Village of Drumbo shall only proceed where adequate municipal servicing is available. The phasing policies outlined in this section reflect the work completed in the development of the Drumbo Secondary Plan and recognize that water and sanitary servicing may be limited in Drumbo to currently planned expansions to the Wastewater Treatment Plant and associated facilities, and the available land within the designated settlement boundary of the Village.

The phasing of development within the Village of Drumbo will be informed by the Servicing Plan contained in the Drumbo Secondary Plan, which identifies conceptual phasing for the undeveloped areas of the Village within the settlement area boundary. The Servicing Plan identifies a phasing approach that will assist the County and Township in implementing the servicing and phasing policies of the Drumbo Secondary Plan.

- a) It is the objective of these policies that the phasing of development in Drumbo will provide for and direct the logical, cost-effective extension of municipal services, ensuring that:
  - i) development only occurs where servicing is or will be available;

- ii) the registration of plans of subdivision, final approval of site plan applications and the issuance of building permits do not occur until servicing capacity is available, confirmed and secured by the respective development;
  - iii) the phasing of development occurs in a contiguous manner including the extension of roads and pedestrian/cycling infrastructure;
  - iv) that technical engineering constraints and considerations are incorporated (e.g., gravity-based systems are considered in advance of other more costly systems);
  - v) the provision of community services, such as trails, roads, and parks are coordinated and are available to new residents and or employees in a timely manner;
  - vi) that for a draft plan of subdivision that contains multiple phases, a majority of the units are completed and occupied in preceding phases before a new phase is permitted to proceed and building permits are issued.
- b) Development on full municipal services shall proceed logically and generally extend services from the existing built-up area of the community, with a view to balancing new development with opportunities for infill and re-development.
- c) The allocation of municipal services for development shall generally prioritize development within the built-up area of the Village over new greenfield development.
- d) In accordance with the objectives and phasing policies of the Drumbo Secondary Plan, the Township and County may require that development proponents identify phasing and the progression of development, whether by draft plan of subdivision or other phased development.
- e) The phasing policies of this section shall not be interpreted as restricting the timing of completion of community infrastructure, including roads, pathways, trails, utilities, parks, water/wastewater lines and other related facilities.
- f) The Township and County will generally only approve individual phases of development that have committed servicing capacity.
- g) The County and Township may use planning tools including conditions of draft plan approval, subdivision agreements, site plan agreements, holding symbols and other appropriate measures to manage the implementation of approved developments and the phasing thereto.

- h) The phasing of development in the Village of Drumbo will generally be in accordance with the phasing as set out in the Drumbo Secondary Plan. Consideration of modifications to the phasing sequence as set out in that Plan may be considered at the discretion of the County and/or Township, depending upon the nature of the services involved.

4.12 Section 6.2.2 – Low Density Residential Areas, is hereby further amended by adding the following specific development policies at the end of Section 6.2.2.5, *Specific Development Policies*:

“6.2.2.5.5 Drumbo Secondary Plan

Lands designated Low Density Residential within the Village of Drumbo are intended to accommodate various forms of low density residential development. Notwithstanding and/or in addition to the policies of Section 6.2.2 of the Official Plan, the following specific policies shall apply to lands designated Low Density Residential within the Drumbo settlement boundary. In the case of a conflict, the following policies shall take precedence.

- a) The development of lands designated Low Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan and set out in Section 5.5.5 of the Official Plan, together with any other relevant policies in the County Official Plan and the County Servicing Allocation policy.
- b) Notwithstanding Section 6.2.2 – Low Density Residential Areas, permitted uses within areas so designated will include single detached dwellings, semi-detached dwellings, duplex dwellings, additional residential units and all forms of townhouse dwellings.
- c) New development applications for lands greater than 2 ha (4.9 ac) within the Low Density Residential designation shall include a minimum of 20% of new residential units to be of forms other than single detached dwellings and semi-detached dwellings.
- d) Within the Village of Drumbo, the maximum net residential density for an individual development in a Low Density Residential area shall be 25 units per hectare (10 units per acre) and the minimum net residential density shall be 18 units per hectare (6 units per acre). The maximum building height shall generally be three storeys and may be further regulated in the Township’s Zoning By-law.

- 4.13 Section 6.2.3 – Medium Density Residential Areas, is hereby further amended by adding the following specific development policies at the end of Section 6.2.3.2, *Specific Development Policies*:

“6.2.3.2.4 Drumbo Secondary Plan

Lands designated Medium Density Residential within the Village of Drumbo are intended to accommodate various forms of medium density residential development. The Township and County shall encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a medium density built form and to ensure more compatible development within existing areas.

Notwithstanding and/or in addition to the policies of Section 6.2.3 of the Official Plan, the following specific policies shall apply to lands designated Medium Density Residential within the Drumbo settlement boundary. In the case of a conflict, the following policies shall take precedence.

- a) The development of lands designated Medium Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan and set out in Section 5.5.5 of the Official Plan, together with any other relevant policies in the County Official Plan and the County Servicing Allocation policy.
- b) The Township and County will support the full range of medium density housing forms in the Village of Drumbo. New medium density designations will consider surrounding land uses, density, built form, urban design policies and the ability to provide municipal services in a financially feasible manner.
- c) Assisted living facilities and long-term care homes shall be permitted within the Medium Density Residential designation.
- d) Single detached dwellings, semi-detached dwellings, and duplexes shall not be permitted within areas designated Medium Density Residential. Additional Dwelling Units (ADU's) shall only be permitted in street townhomes.
- e) Within the Village of Drumbo, the maximum net residential density for an individual development shall be 50 units per hectare (20 units per acre) and the minimum net residential density shall be 26 units per hectare (11 units per acre). The maximum building height shall generally be four storeys and may be further regulated in the Township's Zoning Bylaw.

- f) Medium Density Residential development shall consider and demonstrate general compliance with Chapter 4.0, Community Design as contained in the Drumbo Secondary Plan, and/or the County Official Plan, and any other Urban Design Guidelines, as approved by Council from time to time.
- g) Township Council may consider modest increases to building height and/or density in the Medium Density Residential designation without the need to amend the Official Plan where it is demonstrated that such increase is compatible with the built form and physical character of the surrounding neighbourhood, considering those matters as identified in subsection g), and subject to other matters deemed to be relevant to the proposal, such as the availability of municipal services.

4.14 Section 6.3.1 – Serviced Villages, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.1, *Village Core*:

“6.3.1.1.1 Specific Development Policies

6.3.1.1.1.1 Drumbo Secondary Plan

Lands designated Village Core within the Village of Drumbo recognize the importance of the existing commercial centre of Drumbo. The policies are intended to preserve and concentrate the Village’s commercial uses within the centre of the Village, with pedestrian, cyclist and vehicular access along Wilmot and Oxford Streets. It is intended that the Village Core designation shall remain flexible and responsive to land use changes and will permit a mix of commercial and residential uses which are compatible with the surrounding area and that will provide services that meet the day-to-day or weekly needs of the community. In addition to Section 6.3.1.1, *Village Core*, as contained in the Official Plan, the following specific policies shall apply to lands designated Village Core in the Village of Drumbo. Where a conflict between the policies of Section 6.3.1.1 and this section arise, the following policies shall take precedence.

- a) In addition to the uses permitted in Section 6.3.1.1 of the Official Plan, medical clinics, restaurants (excluding drive-through facilities), bakeries, cafes or coffee shops, hotels, museums, financial services and personal services may also be permitted lands designated Village Core in the Village of Drumbo.
- b) Dwelling units above the ground floor will be permitted throughout the Village Core. New ground floor residential uses shall be prohibited on lands located within the Village Core along Wilmot Street and Oxford Street.



- c) New single detached dwellings are not permitted within the Village Core.
- d) Mix-used development, including live-work units, will be encouraged within the Village Core, with ground floor commercial uses and residential uses above.
- e) New drive-through facilities within the Village Core shall not be permitted.
- f) The maximum building height in the Village Core designation shall be 4 storeys.
- g) Development within the Village Core shall consider and demonstrate general compliance with Chapter 4.0, Community Design as contained in the Drumbo Secondary Plan, and/or the County Official Plan, and any other Urban Design Guidelines, as approved by Council from time to time.
- h) The Township may require the submission of an Urban Design Brief with any development application that evaluates the proposed development and its general conformity with the Community Design Guidelines identified in subsection g)"

4.15 Section 6.3.1.2 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.2.1, *Specific Development Policies*:

"6.3.1.2.1.3 Drumbo Secondary Plan

Lands designated Service Commercial within the Village of Drumbo are intended to provide locations for a broad range of commercial uses that, for the most part, are generally not suited to locations within the Village Core due to site area or access requirements or due to compatibility conflicts. In addition to Section 6.3.1.2 of the Official Plan, the following specific policies shall apply to lands designated Service Commercial in the Village of Drumbo. Where a conflict between the policies of Section 6.3.1.2 and this section arise, the following policies shall take precedence.

- a) Development of lands within the Service Commercial designation shall be subject to Site Plan Control.
- b) Development shall be encouraged to orient buildings away from adjacent residential lands. In particular, HVAC equipment, loudspeakers, drive-through aisles and other potential sources of noise/odour shall be directed away from adjacent sensitive land uses

such as residential or institutional uses so as to minimize adverse impacts to the extent possible.

- c) The submission of a Land Use Compatibility Study may be required and shall consider mitigation measures as screening, fencing, and landscape buffers, as appropriate, to mitigate adverse impacts. The implementation of the mitigation measures shall be through Site Plan Control, as appropriate and other tools available to the Township.
- d) Service Commercial uses that require large areas for storage of goods or vehicles may include a limited amount of retail commercial uses that cannot be accommodated in the Village Core. These retail uses are not intended to accommodate those uses typically characteristic of a Village Core location and shall not directly compete with the planned function of the Village Core.
- e) Service Commercial uses shall be located on an arterial road and shall have direct vehicular access to such road and adequate on-site parking shall be provided.
- f) Uses that have low water and wastewater requirements are preferred.
- g) The development of lands designated Service Commercial shall be subject to the Servicing and Phasing policies of Section 5.5.5 and any other relevant policies or provisions contained in the Official Plan and/or the County Servicing Allocation policy."

- 4.16 Section 6.3.1.2 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.2.1, *Specific Development Policies*:

"6.3.1.2.1.4 Drumbo Secondary Plan

Specific Policies for Service Commercial Lands Located on the South Side of Oxford Street East, East of Wilmot Street

Lands designated Service Commercial within the Village of Drumbo, located on the south side of Oxford Street East, east of Wilmot Street and comprising approximately 0.8 ha (2 acres) are intended to provide limited convenience commercial uses to serve the residents and employees of Drumbo in close proximity to their homes and places of employment and assist in developing Drumbo as a complete community. It is further intended that the uses permitted within this specific area will complement the planned function of both Village Core and Service Commercial areas of the Village.

- a) Permitted uses within this specific area include a take-out restaurant,



- b) bakery, convenience variety store, café or coffee shop, childcare facilities, personal service, and pet stores and related services (excluding veterinary clinics or kennels). Notwithstanding any other provisions of the Official Plan, residential uses shall not be permitted.
- c) The maximum gross floor area of an individual unit within this specific area is 300 m<sup>2</sup> (3,230 ft<sup>2</sup>) and the total gross floor area of development on the lands shall not exceed approximately 2000 m<sup>2</sup> (21,530 ft<sup>2</sup>). Multi-unit buildings that contain more than one use are encouraged.
- d) Generally, the site will be designed in a manner whereby buildings address the street and parking will be encouraged to be located at the rear of buildings with a view to enhancing the streetscape.
- e) The policies of Section 6.3.1.2.1.3 a) and g) shall apply to the development of these lands.

4.17 Section 6.4 – *Industrial Uses in Rural Settlements*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.4.3, *Specific Development Policies*:

“6.4.3.2                      Drumbo Secondary Plan

Lands designated Industrial within the Village of Drumbo are generally intended to provide for a range of employment uses that will meet the forecasted employment land needs of the Township over the planning horizon. Notwithstanding and/or in addition to Section 6.4 of the Official Plan, the following specific policies shall apply to lands designated Industrial. Where a conflict between the policies of Section 6.4 and this section arise, the following policies shall take precedence.

In addition to the uses permitted in Section 6.4 - Industrial Uses in Rural Settlements, fulfillment centres, warehousing and distribution facilities, business incubators, makerspace, couriers and delivery services, data centres, offices (including Major Offices), artisan studios, craftsman shops and microbreweries may also be permitted.

- a) For the purposes of this section, the following definitions shall apply:
  - i. Fulfillment Centre - means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing, packaging and distribution of goods, the management of inventory, and the temporary on-site storage of commercial motor vehicles or trailers for freight handling.

- ii. Business Incubator - means an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
  - iii. Makerspace - means a community workshop or community studio that is dedicated to nurturing creativity, collaboration and hands-on learning through the provision of shared do-it-yourself space where like-minded individuals can gather and interact together:
    - Create (make, build), invent, tinker, explore, learn; and
    - Share ideas, resources (tools, materials), knowledge and skill sets.
  - iv. Microbrewery – means the use of a building for the small-scale production of beer, wine, cider and/or spirits which may be in conjunction with a tasting bar but shall not include a restaurant.
- b) Uses that have low water and wastewater requirements are preferred.
  - c) Compatibility between the new industrial uses and existing and planned residential and other sensitive uses will be a key planning consideration through future development applications. Uses that do not generate on and off-site adverse impacts such as noise, vibration, and odours, are encouraged adjacent to residential areas or other sensitive land uses are encouraged.
  - d) Lands designated Industrial shall be subject to Site Plan Control.
  - e) Lands designated Industrial that are adjacent to existing or planned residential uses or other sensitive land uses shall provide adequate buffering through distance separation, landscaping and/or fencing, building siting, and building orientation, so as to avoid any potential impacts and ensure compatibility with adjacent sensitive land uses.
  - f) Outdoor storage of goods and materials shall be limited to areas where such storage can be screened from view of public streets. Outdoor storage shall not be permitted in yards adjacent to lands designated for residential uses.

- g) The nature of the mitigation measures shall be determined through a Land Use Compatibility Study, the scale and scope of which shall be at the discretion of the Township and the County. The Land Use Compatibility Study shall be required as part of a complete planning application required to develop the lands, unless otherwise determined by the Township and County.
- h) The development of lands designated Industrial shall be subject to the Servicing and Phasing policies of Section 5.5.5 and any other relevant policies or provisions contained in the Official Plan and/or the County Servicing Allocation policy.”

4.18 Section 6.5 – *Institutional Uses in the Rural Settlements*, as amended, is hereby amended by adding the following specific development policies at the end of Section 6.5.2.5:

6.5.2.6 Specific Development Policies:

6.5.2.6.1 Drumbo Secondary Plan

Notwithstanding and/or in addition to Section 6.5.2 of the Official Plan, the following specific policies shall apply to lands designated Minor Institutional in the Village of Drumbo. Where a conflict between the policies of Section 6.5.2 and this section arise, the following policies shall take precedence.

- a) Where a proposed plan of subdivision identifies a public elementary or secondary school, the lands shall be placed in an appropriate land use designation specifically recognizing the use for institutional purposes and shall be zoned accordingly.

4.19 Section 6.6 – *Parkland Policies*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.6.3.

“6.6.4 Specific Development Policies:

6.6.4.1 Drumbo Secondary Plan

The specific parkland policies for the Village of Drumbo are intended to recognize the importance of open space and leisure facilities in providing recreation opportunities to the residents of Drumbo and the Township of Blandford-Blenheim as a whole. In addition to Section 6.6 of the Official Plan, the following specific policies shall apply. It is anticipated that additional parks and other open space lands will be created and/or acquired by the Township.

- a) The Township shall consider opportunities to provide additional open space lands, and to provide connections between new and existing open space lands within the Village.
- b) The Township shall acquire parkland through development applications in accordance with the provisions of the Planning Act, and any Township Bylaws related thereto.
- c) The Township may require the submission of an Active Transportation Plan as a component of an application for Draft Plan of Subdivision which illustrates pedestrian and cyclist trails/pathways and how such trails/pathways connect to existing trails/pathways or other pedestrian and cycling infrastructure.
- d) New parks, trails and other active transportation pathways shall be strategically located and linked to the broader trail system and other key destinations.
- e) Parkland acquired through development applications shall generally be located within 400 m from the majority of the residential units within the neighbourhood in which it is located and generally in the location as conceptually shown on the Schedule B-3 of the Official Plan. The location of parks will be refined through the Subdivision / Official Plan process.
- f) Parks shall be accessible to all residents of Drumbo and shall be designed to provide activities for a variety of age groups. Parks shall be of a size and grade elevation that provides the greatest and best use for outdoor recreation and active use. Notwithstanding the foregoing, the Township shall view the collective park system with a view to providing a variety of uses and activities and will endeavour to provide connections to the park/trail system where feasible.
- g) The Township encourages the integration of stormwater management facilities as part of the open space system, including providing pathways and/or trails that link with other trails or open space lands in public ownership. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural wetland and, where appropriate, may be adjacent to public parks. However, stormwater management facilities shall not be accepted as parkland under the provisions the Planning Act.
- h) Parks shall generally be located with access to and sufficient frontage upon a municipal road. The Township shall discourage parks that front on an Arterial Road.

- i) The development of condominium applications that include a private road may contain private outdoor amenity space. However private amenity space shall not be considered a substitute for public parkland. The County/Township shall encourage the integration of condominiums with the community to foster social interaction and shall ensure they do not impede the pedestrian connectivity of neighbourhoods.

## 5.0 IMPLEMENTATION

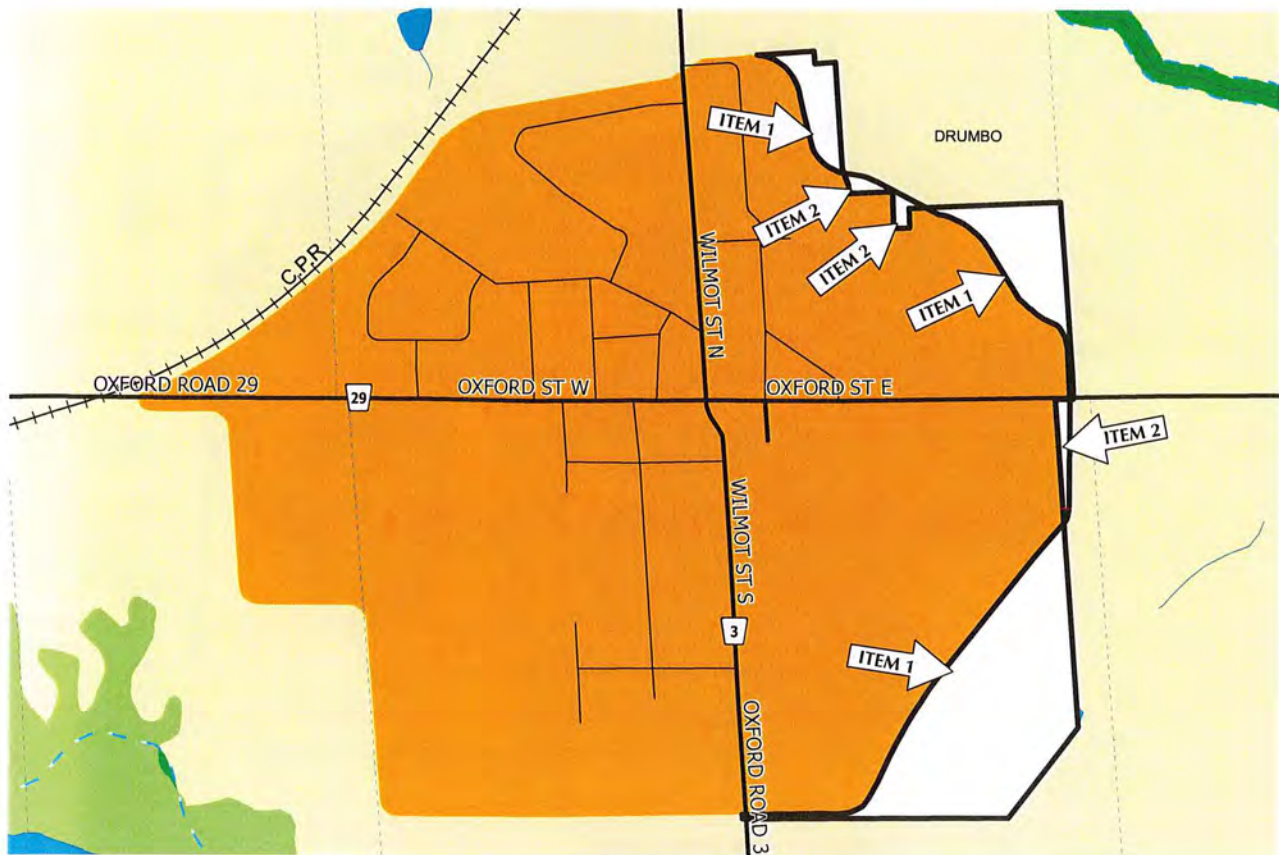
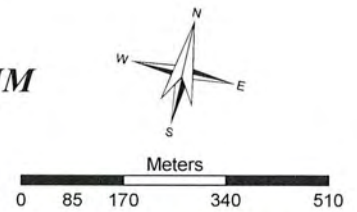
This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

## 6.0 INTERPRETATION

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



SCHEDULE "A"  
AMENDMENT No. 304  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "B-1"  
**TOWNSHIP OF BLANDFORD-BLENHEIM  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
TO SETTLEMENT

ITEM 2 - CHANGE FROM SETTLEMENT  
TO AGRICULTURAL RESERVE

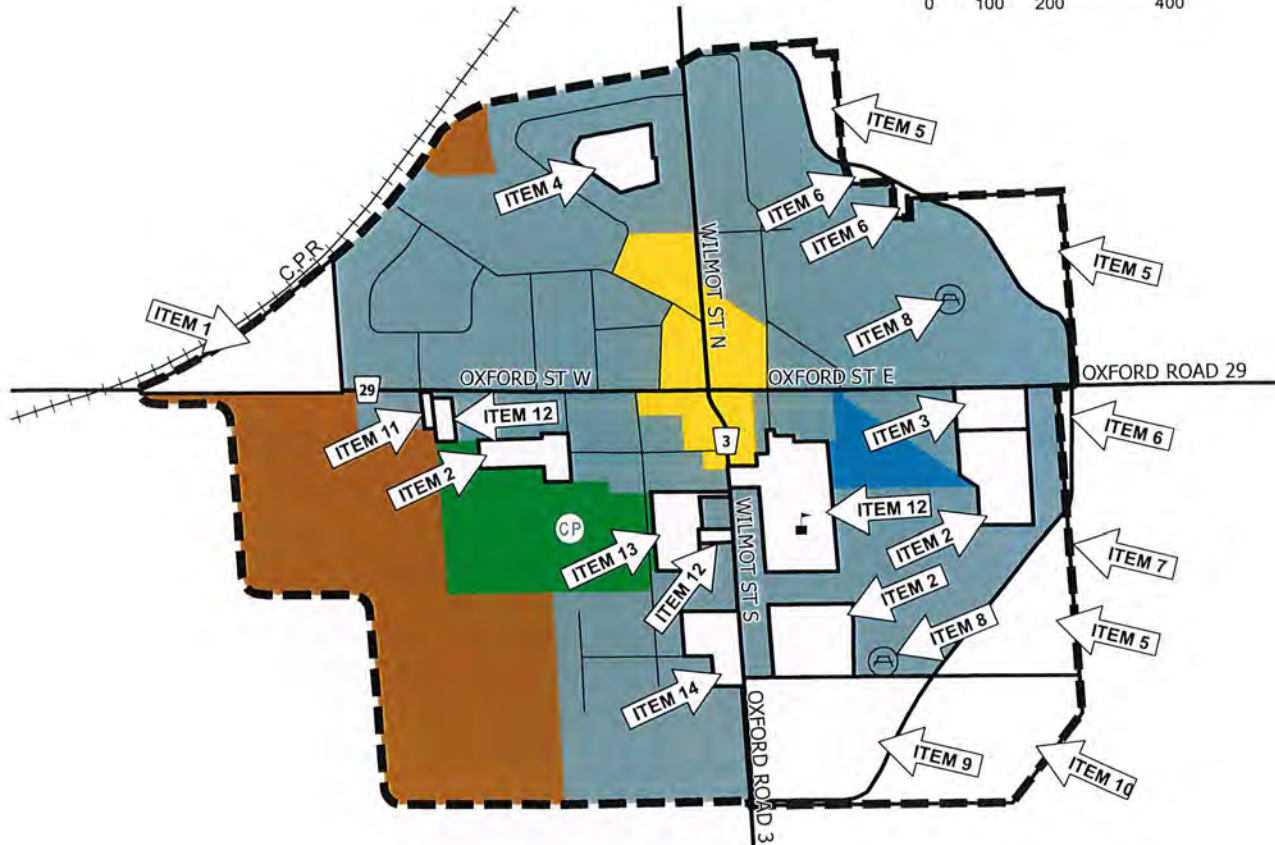
**LAND USE PLAN  
LEGEND**

	AGRICULTURAL RESERVE
	SETTLEMENT
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE

SCHEDULE "A"  
AMENDMENT No. 304  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "B-3"  
**VILLAGE OF DRUMBO  
LAND USE PLAN**



Meters  
0 100 200 400



**- AREA OF THIS AMENDMENT**



- ITEM 1 - CHANGE FROM INDUSTRIAL TO SERVICE COMMERCIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM LOW DENSITY RESIDENTIAL TO SERVICE COMMERCIAL
- ITEM 4 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 5 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 6 - REMOVE FROM LOW DENSITY RESIDENTIAL
- ITEM 7 - CHANGE SETTLEMENT BOUNDARY
- ITEM 8 - ADD PROPOSED PARK
- ITEM 9 - CHANGE FROM LOW DENSITY RESIDENTIAL TO FUTURE URBAN GROWTH
- ITEM 10 - ADD TO FUTURE URBAN GROWTH
- ITEM 11 - CHANGE FROM LOW DENSITY RESIDENTIAL TO INDUSTRIAL
- ITEM 12 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MINOR INSTITUTIONAL
- ITEM 13 - CHANGE FROM OPEN SPACE TO MINOR INSTITUTIONAL
- ITEM 14 - CHANGE FROM SERVICE COMMERCIAL TO LOW DENSITY RESIDENTIAL

**LAND USE PLAN  
LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- SCHOOL
- CP COMMUNITY PARK



SCHEDULE "A"  
To Amendment No 304  
to the

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-5"  
**VILLAGE OF DRUMBO  
TRANSPORTATION NETWORK PLAN**



NOTES: THIS MAP MAY INCORPORATE DATA UNDER LICENCE AGREEMENT(S) WITH THE UPPER THAMES RIVER CONSERVATION AUTHORITY, THE GRAND RIVER CONSERVATION AUTHORITY, THE LONG POINT REGION CONSERVATION AUTHORITY, THE MINISTRY OF ENERGY, NORTHERN DEVELOPMENT AND MINES, THE MINISTRY OF NATURAL RESOURCES AND FORESTRY AND THE KING'S PRINTER OF ONTARIO. ©2023  
COUNTY COUNCIL APPROVAL:

THIS SCHEDULE FORMS A PART OF THE COUNTY OF OXFORD OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

THIS IS AN OFFICE CONSOLIDATION PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINAL DOCUMENT AND AMENDMENTS THERE TO.

**BASE MAP LEGEND**

- SETTLEMENT BOUNDARY
- WATERCOURSE
- RAILWAY

**TRANSPORTATION NETWORK PLAN  
LEGEND**

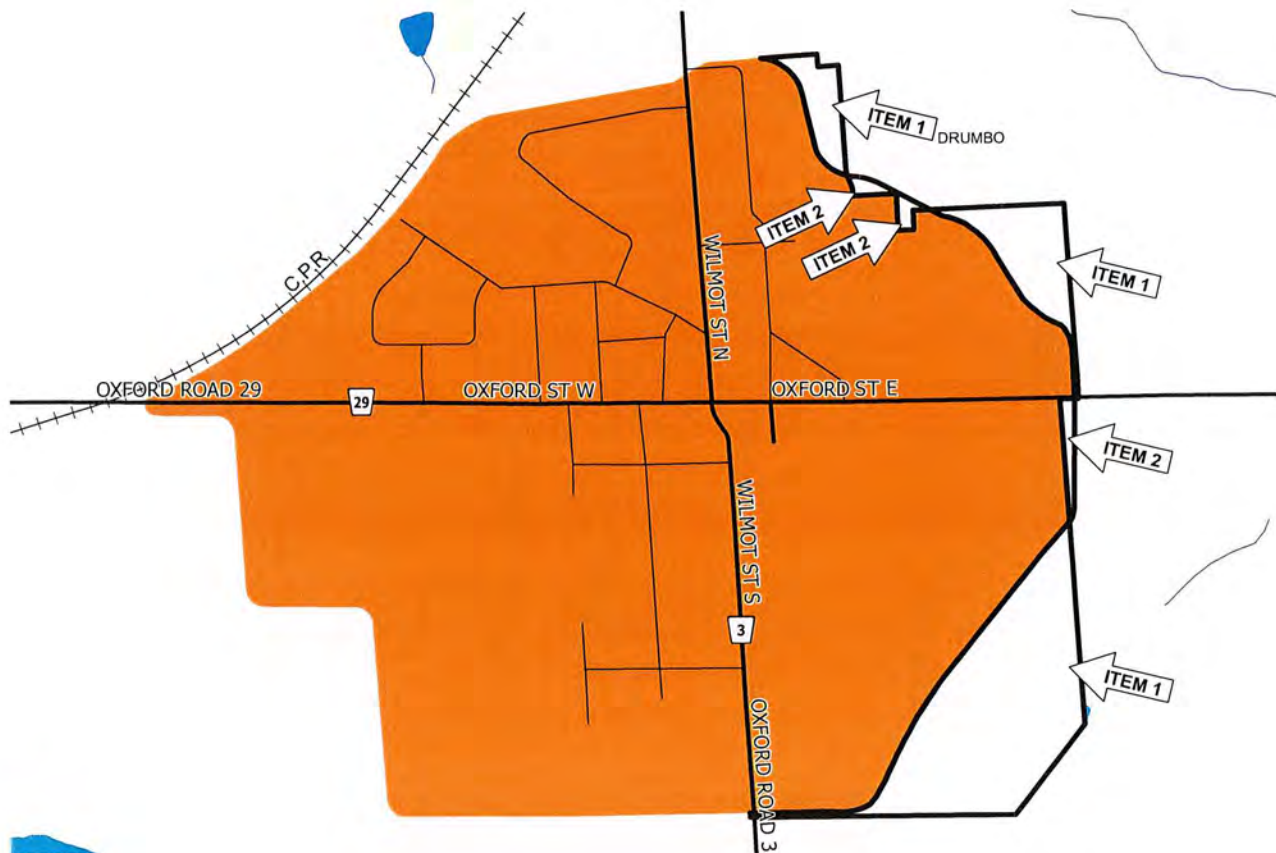
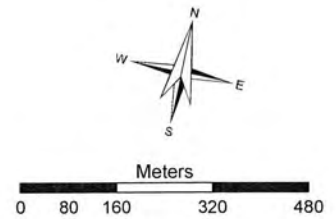
- ARTERIAL ROAD
- LOCAL ROAD
- PLANNED COLLECTOR ROAD
- PLANNED LOCAL ROAD

SCHEDULE "A"  
AMENDMENT No. 304  
TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
SETTLEMENT STRATEGY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO SERVICED VILLAGES

ITEM 2 - REMOVE FROM SERVICED VILLAGES

**SETTLEMENT  
STRATEGY PLAN  
LEGEND**

 SERVICED VILLAGES










# 6576-2023 op23-06-1

Final Audit Report

2023-10-26

Created:	2023-10-25
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlbVPT_Tu1NYIEIOj9BrtdVhUyFUuBbm

## "6576-2023 op23-06-1" History

-  Document created by Chloe Senior (csenior@oxfordcounty.ca)  
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-  Document emailed to mryan@zorra.ca for signature  
2023-10-25 - 6:34:34 PM GMT
-  Email viewed by mryan@zorra.ca  
2023-10-25 - 7:35:16 PM GMT- IP address: 104.28.133.24
-  Signer mryan@zorra.ca entered name at signing as Marcus Ryan  
2023-10-25 - 8:12:59 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@zorra.ca)  
Signature Date: 2023-10-25 - 8:13:01 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
2023-10-25 - 8:13:03 PM GMT
-  Email viewed by Chloe Senior (csenior@oxfordcounty.ca)  
2023-10-26 - 1:07:03 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Chloe Senior (csenior@oxfordcounty.ca)  
Signature Date: 2023-10-26 - 1:07:11 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2023-10-26 - 1:07:11 PM GMT



Adobe Acrobat Sign

**File No.:** OP 22-20-1  
**OWNER:** TELEPHONE CITY AGGREGATES INC.  
& 882527 ONTARIO LTD.  
**MUNICIPALITY:** TOWNSHIP OF BLANDFORD-BLENHEIM

**AMENDMENT NUMBER :** 306  
**DATE OF ADOPTION:** NOVEMBER 8, 2023  
**DATE OF NOTICE:** NOVEMBER 16, 2023  
**LAST DATE OF APPEAL:** DECEMBER 6, 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. 6578-2023 on November 8, 2023, to adopt Official Plan **Amendment No. 306** 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 proposes to include a site-specific development policy to permit a warehouse facility within the Agricultural Reserve.

**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 1-22-09**

**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 **Dustin Robson, Development Planner – 519-539-9800 x3211**

**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. 6578-2023

**BEING** a By-Law to adopt Amendment Number 306 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 306 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Blandford-Blenheim and the County of Oxford has held a public meeting, and has recommended Amendment Number 306 to the County of Oxford Official Plan for adoption, and,

**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 306 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 8<sup>th</sup> day of November, 2023.

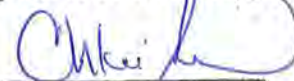
READ a third time and finally passed this 8<sup>th</sup> day of November, 2023.



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

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

I hereby certify this to be a true copy.

Nov 9/23   
\_\_\_\_\_  
Date Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 306  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 306 to the County of Oxford Official Plan.



### 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will allow for a warehouse operation on the western portion of the subject lands comprising approximately 27.9 ha (69 acres) in the Township of Blandford-Blenheim. The remaining 13.4 ha (33.2 acres) on the eastern portion of the subject lands are not subject to this amendment.

### 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 17 & 18, Concession 7 (Blenheim). The lands are located on the north side of Oxford Road 29, immediately east of the Highway 401 interchange, and are municipally known as 806721 and 806727 Oxford Road 29.

### 3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to permit the development of a warehouse operation on the westerly portion of the subject lands. The operation would consist of two warehouse facilities comprising up to 46,451 m<sup>2</sup> (500,000 ft<sup>2</sup>) each.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS. Council is of the opinion that the subject lands are suitable for the site-specific use as they are located in close proximity to a major transportation route (Highway 401) and the location will have limited impact on agricultural operations in the vicinity.

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 Section 3.1.4 – *Policies for Agricultural Uses in the Agricultural Reserve*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.4.1.3 – *Special Policies*:

"3.1.4.1.3.6 Part Lots 17 & 18, Concession 7 (Blenheim), Township of Blandford-Blenheim

**Location** The lands to which this Section applies are described as Part Lots 17 & 18, Concession 7 (Blenheim) in the Township of Blandford-Blenheim. The lands are located on the north side of Oxford Road 29, immediately east of the Hwy 401 interchange and comprise approximately 27.9 ha (69 acres) with frontage and direct access to Oxford Road 29. The remaining 13.4 ha (33.2 acres) located east of the subject lands and forming part of the larger land holding are not included in this amendment.

**Policies** Notwithstanding Section 3.1.4.1, *Permitted Uses*, or any other relevant policies of the Official Plan to the contrary, a non-agricultural use consisting of a warehouse operation with a gross floor area of up to 92,900 m<sup>2</sup> (1,000,000 ft<sup>2</sup>) may be permitted on the subject lands.

The extent of the lands to be used for the warehouse purposes will be delineated in the Township of Blandford-Blenheim Zoning By-law.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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

Signature: Marcus Ryan  
Marcus Ryan (Nov 8, 2023 17:39 EST)

Email: mryan@zorrra.ca










# 6578-2023 op22-20-1\_OPA306 as amended

Final Audit Report

2023-11-09

Created:	2023-11-08
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnTPGDYkOn1rFSBMTfWFTBfxTQC84diBE

## "6578-2023 op22-20-1\_OPA306 as amended" History

-  Document created by Chloe Senior (csenior@oxfordcounty.ca)  
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-  Document emailed to mryan@zorra.ca for signature  
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-  Email viewed by mryan@zorra.ca  
2023-11-08 - 7:43:19 PM GMT- IP address: 172.226.163.26
-  Signer mryan@zorra.ca entered name at signing as Marcus Ryan  
2023-11-08 - 10:30:41 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@zorra.ca)  
Signature Date: 2023-11-08 - 10:30:43 PM GMT - Time Source: server- IP address: 23.174.96.6
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-  Document e-signed by Chloe Senior (csenior@oxfordcounty.ca)  
Signature Date: 2023-11-09 - 1:35:13 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2023-11-09 - 1:35:13 PM GMT



Adobe Acrobat Sign

File No.: OP 23-09-8  
OWNER: CITY OF WOODSTOCK  
MUNICIPALITY: CITY OF WOODSTOCK

AMENDMENT NUMBER : 307  
DATE OF ADOPTION: NOVEMBER 8, 2023  
DATE OF NOTICE: NOVEMBER 16, 2023  
LAST DATE OF APPEAL: DECEMBER 6, 2023

---

**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. 6579-2023 on November 8, 2023, to adopt Official Plan **Amendment No. 307** 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**

To amend the policies of the Low Density Residential Areas to provide additional opportunities for ARUs to be developed within the City of Woodstock, to implement the changes introduced to the Planning Act through Bill 23 and Bill 97, and to provide an additional housing choice and opportunity for current and future residents of the City.

**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 8-23-15**

**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, 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. 6579-2023

**BEING** a By-Law to adopt Amendment Number 307 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 307 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 307 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 8<sup>th</sup> day of November, 2023.

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



I hereby certify this to be a true copy.

Nov 9/23  
Date

Chloe J. Senior  
Chloe J. Senior,  
Clerk

Marcus Ryan  
Marcus Ryan (Nov 9, 2023 17:35 EST)

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK

AMENDMENT NUMBER 307  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes  
Amendment Number 307 to the County of Oxford Official Plan.



#### 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 7.2.4.3 of the Official Plan respecting Additional Residential Units and Converted Dwellings, to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

#### 2.0 LOCATION OF LANDS AFFECTED

This amendment will generally apply to all lands within the City of Woodstock.

#### 3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional units within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment modifies the existing policies for the City of Woodstock respecting Additional Residential Units that were introduced through OPA 271, adopted on February 23, 2022 and introduces clarifications that a maximum of three residential units may be permitted on a lot containing a single detached, semi-detached or townhouse dwelling, and that two ARUs may be permitted within the principal dwelling.

It is the opinion of Council that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and further, the amendment supports the objectives and strategic initiatives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2.4.3, is hereby amended by deleting the first bullet point in subsection 7.2.4.3, Additional Residential Units and Converted Dwellings, and replacing it with the following:

- A maximum of two *additional residential units* are permitted on a lot, in addition to the principal dwelling. The *additional residential units* may consist of up to two units in the principal dwelling or one in the principal dwelling and/or one in a structure ancillary to the principal dwelling;

- 4.2 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2.4.3, is hereby amended by deleting the following duplicate bullet point in subsection 7.2.4.3 Additional Residential Units and Converted Dwellings:

- Any potential increase in on-streeting parking demand can be adequately accommodated and/or managed;

- 4.3 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, is hereby amended by deleting the paragraph in subsection 7.2.4.3, Additional Residential Units and Converted Dwellings, corresponding with the side bar title SITE PLAN CONTROL in subsection 7.2.4.3:

Such converted dwellings may be subject to site plan control.

#### 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.










# 6579-2023 op23-09-8-OPA307

Final Audit Report

2023-11-09

Created:	2023-11-08
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAHA8cOvgAOwBkS4_9z9F6h-3iO4rn3bHT

## "6579-2023 op23-09-8-OPA307" History

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-  Document emailed to mryan@oxfordcounty.ca for signature  
2023-11-08 - 6:04:45 PM GMT
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2023-11-08 - 7:43:19 PM GMT- IP address: 172.226.163.26
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2023-11-08 - 10:35:33 PM GMT- IP address: 23.174.96.6
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2023-11-09 - 1:35:32 PM GMT- IP address: 23.174.96.6
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Signature Date: 2023-11-09 - 1:35:43 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2023-11-09 - 1:35:43 PM GMT



Adobe Acrobat Sign

**File No.:** OP 23-08-7  
**OWNER:** KERMAR HOLDINGS INC.  
**APPLICANT:** GRASSMERE CONSTRUCTION LTD.  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 309  
**DATE OF ADOPTION:** NOVEMBER 8, 2023  
**DATE OF NOTICE:** NOVEMBER 16, 2023  
**LAST DATE OF APPEAL:** DECEMBER 6, 2023

---

**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. 6580-2023 on November 8, 2023, to adopt Official Plan **Amendment No. 309** 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 proposes to create a special policy area on the subject lands to allow for a 'medical centre' to be located within a new 15-unit plaza, currently under construction.

**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:**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

**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

**COUNTY OF OXFORD**

**BY-LAW NO. 6580-2023**

**BEING** a By-Law to adopt Amendment Number 309 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 309 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 309 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 8<sup>th</sup> day of November 2023.

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



Marcus Ryan  
Marcus Ryan (Nov 8, 2023 17:30 EST)

MARCUS RYAN,

WARDEN

Chloe Senior

CHLOÉ J. SENIOR,

CLERK

I hereby certify this to be a true copy

Nov 9/23  
Date

Chloe J. Senior  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 309  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following Plan attached as explanatory text,  
Constitutes Amendment Number 309 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to include a site-specific policy to allow a medical centre as a permitted use on certain lands in the Town of Tillsonburg, in addition to other uses currently permitted within the broader Service Commercial land use designation.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to land in the Town of Tillsonburg comprising an area approximately 1.68 ha (4.15 ac), which is legally described as Part of Lot 1, Plan 41M-103, Part 2 of 41R-5579 in the Town of Tillsonburg. The lands front on the west side of Broadway, north of North Street West and are known municipally as 671 Broadway.

## 3.0 BASIS FOR THE AMENDMENT

The subject lands comprise lands currently designated Service Commercial according to the Land Use Plan for the Town of Tillsonburg, as contained in the County Official Plan. The text-only, site specific, amendment adds a medical centre as a permitted use on the subject lands, in addition to the broad range of uses otherwise permitted in the Service Commercial designation.

Council is of the opinion that the proposed medical centre is compatible with surrounding residential and commercial land uses in the area and will not detract from the planned function of the Central Area as the first destination for retail and office uses.

Land uses in proximity to this subject site are Service Commercial, and it is anticipated that the redevelopment of the subject lands and the proposed inclusion of a medical centre use on the subject lands will have minimal impact on the existing development in the surrounding area and vicinity.

## 4.0 DETAILS OF THE AMENDMENT

4.1 That Section 8.3.3.4 - *Specific Development Policies*, as amended, be further amended to add the following subsection at the end thereof:

"8.3.3.4.8 Part of Lot 1, Plan 41M-103, Part 2 of 41R-5579, Town of Tillsonburg – 671 Broadway

In addition to the uses permitted in Section 8.3.3, on lands legally described as Part of Lot 1, Plan 41M-103, Part 2 of 41R-5579, located on the west side of Broadway north of North Street East, a medical centre may also be permitted on those lands identified as having reference to this subsection."

## 5.0 IMPLEMENTATION

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

## 6.0 INTERPRETATION

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










# 6580-2023 op23-08-7 OPA309

Final Audit Report

2023-11-09

Created:	2023-11-08
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAACFL1SrtDeFuw6G5uWL6eJYmph7sBYKwg

## "6580-2023 op23-08-7 OPA309" History

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2023-11-08 - 7:43:19 PM GMT- IP address: 172.226.163.26
-  Signer mryan@zorra.ca entered name at signing as Marcus Ryan  
2023-11-08 - 10:30:21 PM GMT- IP address: 23.174.96.6
-  Document e-signed by Marcus Ryan (mryan@zorra.ca)  
Signature Date: 2023-11-08 - 10:30:23 PM GMT - Time Source: server- IP address: 23.174.96.6
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Signature Date: 2023-11-09 - 1:36:02 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2023-11-09 - 1:36:02 PM GMT



Adobe Acrobat Sign



**File No.:** OP 21-17-8  
**OWNER:** ANDREA & OMID TAMJIDI  
**APPLICANT:** 2796247 ONTARIO LTD.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 310  
**DATE OF ADOPTION:** NOVEMBER 22, 2023  
**DATE OF NOTICE:** NOVEMBER 24, 2023  
**LAST DATE OF APPEAL:** DECEMBER 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. 6585-2023 on November 22, 2023, to adopt Official Plan **Amendment No. 310** 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 Official Plan proposes to re-designate the lands from Future Urban Growth and Agricultural Reserve to Low Density Residential to facilitate a residential draft plan of subdivision consisting of 4 lots for single detached dwellings, served by the extension of an internal local street.

**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 21-12-8 &  
ZN 8-21-20

**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. 6585-2023

**BEING** a By-Law to adopt Amendment Number 310 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 310 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 310 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 22<sup>nd</sup> day of November, 2023.

READ a third time and finally passed this 22<sup>nd</sup> day of November, 2023.



Marcus Ryan  
Marcus Ryan (New 31, 2023, 1:44:07)

MARCUS RYAN, WARDEN

I hereby certify this to be a true copy.  
Nov 22/23  
Date  
Chloe J. Senior  
Chloe J. Senior,  
Clerk

Chloe Senior  
CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 310  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto, constitute  
Amendment Number 310 to the County of Oxford Official Plan.



#### 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule "W-1" – City of Woodstock Land Use Plan, to re-designate the subject lands from Future Urban Growth and Agricultural Reserve to Residential and to amend Schedule "W-3" – City of Woodstock Residential Density Plan, to designate the lands as Low Density Residential.

#### 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 13, Part 2, 41R-9789, in the City of Woodstock. The lands are located on the south side of Oxford Road 17, between Queenston Boulevard and Arthur Parker Avenue, and are known municipally as 745188 Oxford Road 17.

#### 3.0 BASIS FOR THE AMENDMENT

The proposed amendment changes the designation of the subject property on Schedule "W-1" – City of Woodstock Land Use Plan, from Future Urban Growth and Agricultural Reserve to Residential and further, changes the designation of the lands on Schedule "W-3" – City of Woodstock Residential Density Plan, to Low Density Residential. The proposed amendment will facilitate the development of a residential subdivision, consisting of 4 lots for single detached dwellings.

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

The proposal is generally in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential designation.

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 designation of those lands identified as "ITEM 1" and "ITEM 2" on Schedule "A" attached hereto from "Future Urban Growth" and "Agricultural Reserve", respectively, to "Residential".

4.2 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".

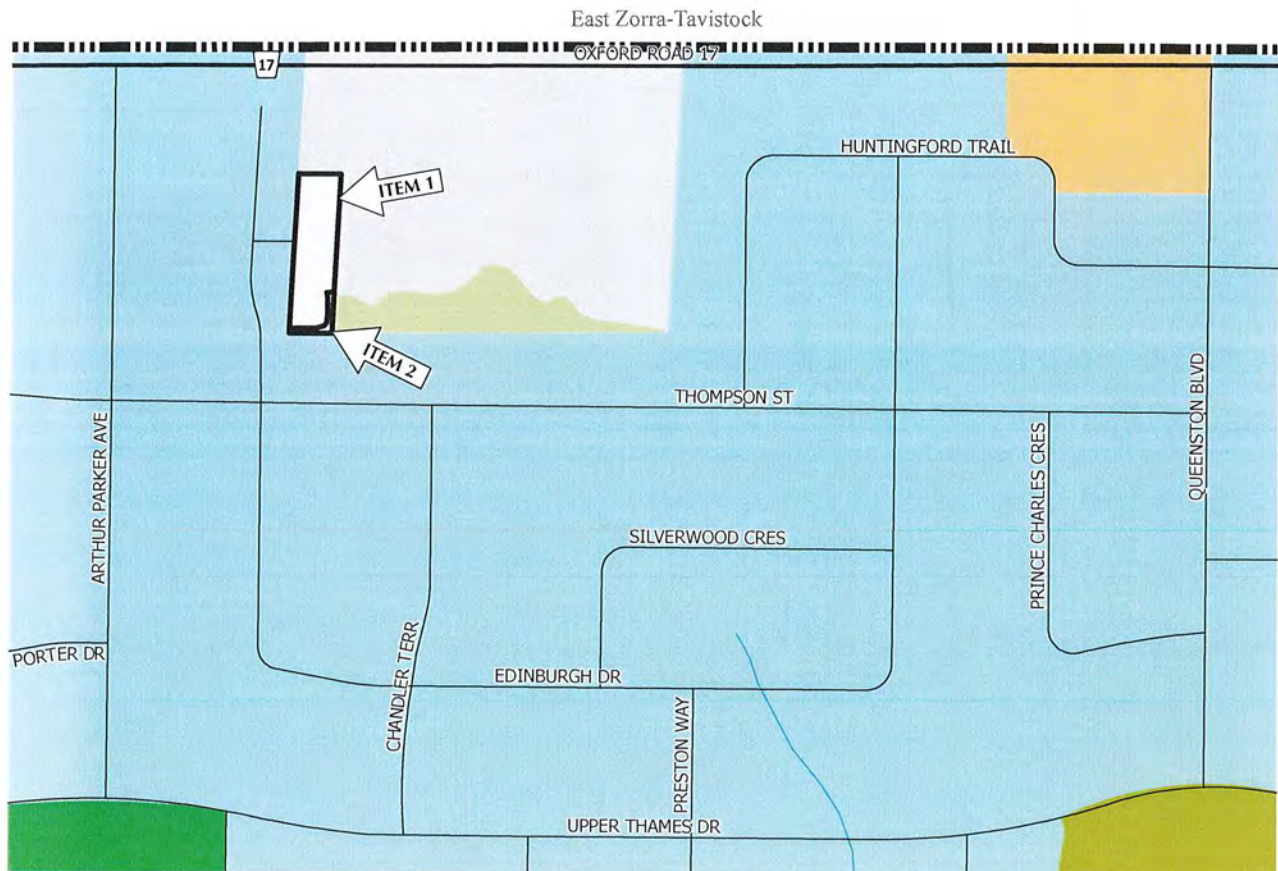
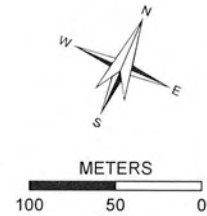
5.0 IMPLEMENTATION

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. 310  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "W-1"  
**CITY OF WOODSTOCK**  
**LAND USE PLAN**



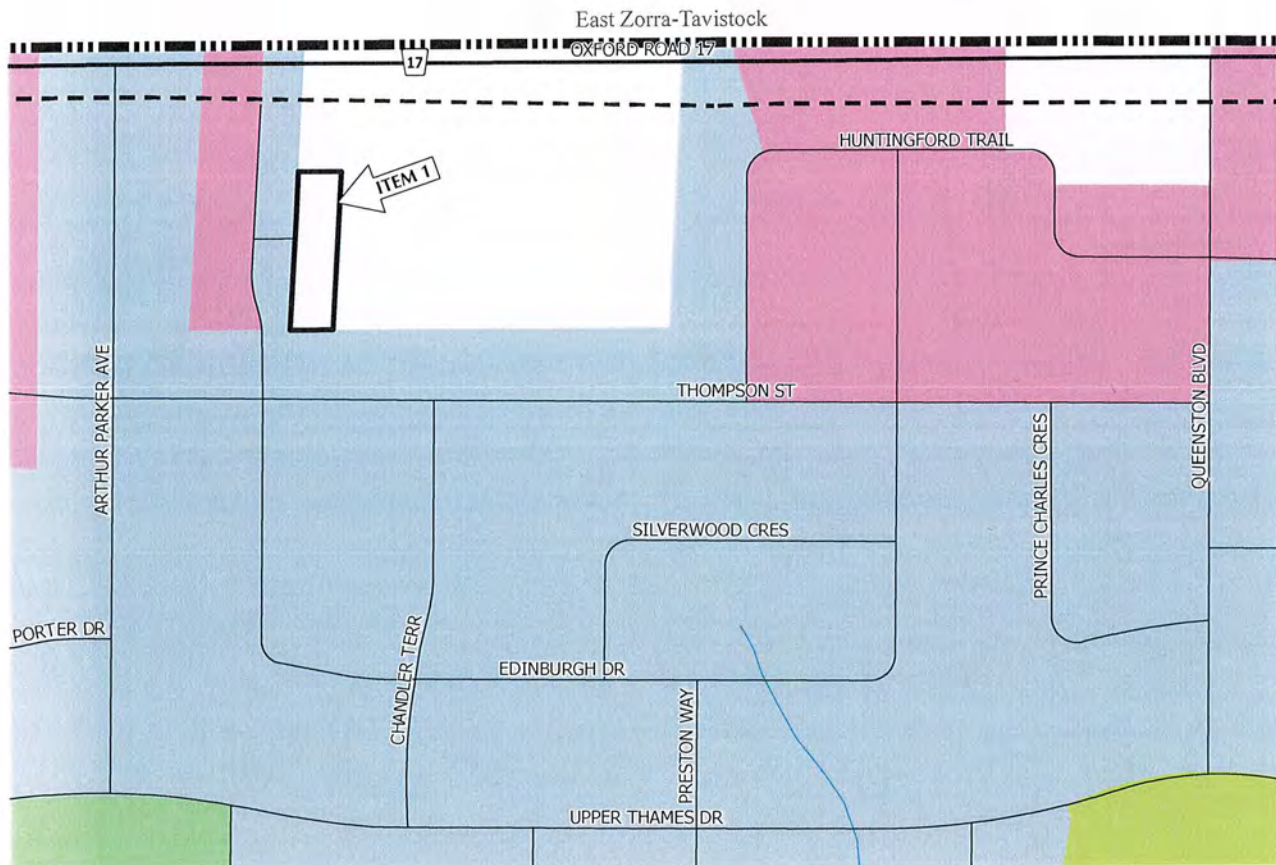
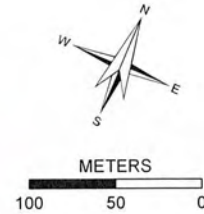
**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH  
TO RESIDENTIAL
- ITEM 2 - CHANGE FROM AGRICULTURAL RESERVE  
TO RESIDENTIAL

**LAND USE PLAN  
LEGEND**

- RESIDENTIAL
- NEIGHBOURHOOD  
SHOPPING CENTRE
- OPEN SPACE
- ENVIRONMENTAL  
PROTECTION
- AGRICULTURAL  
RESERVE
- FUTURE URBAN  
GROWTH






SCHEDULE "A"  
 AMENDMENT No. 310  
 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

**RESIDENTIAL DENSITY  
 PLAN**

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












# 6585-2023 op21-17-8-OPA310

Final Audit Report

2023-11-22

Created:	2023-11-22
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUwxrL42bvITHsbhDhObawc240MlbyCFf

## "6585-2023 op21-17-8-OPA310" History

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-  Document e-signed by Marcus Ryan (mryan@zorra.ca)  
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-  Agreement completed.  
2023-11-22 - 6:48:06 PM GMT



Adobe Acrobat Sign

File No.: OP 22-15-7  
OWNER: TOWN OF TILLSONBURG  
MUNICIPALITY: TOWN OF TILLSONBURG

AMENDMENT NUMBER : 311  
DATE OF ADOPTION: NOVEMBER 22, 2023  
DATE OF NOTICE: NOVEMBER 24, 2023  
LAST DATE OF APPEAL: DECEMBER 4, 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. 6593-2023 on November 22, 2023, to adopt Official Plan **Amendment No. 311** 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 Official Plan Amendment proposes to amend the policies of the Low-Density Residential Areas and Entrepreneurial District Areas to provide opportunities for Additional Residential Units to be developed broadly within the Town of Tillsonburg.

**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 7-22-13**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

**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. 6593-2023

**BEING** a By-Law to adopt Amendment Number 311 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 311 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 311 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 22<sup>nd</sup> day of November 2023.

READ a third time and finally passed this 22<sup>nd</sup> day of November 2023.



Marcus Ryan  
Marcus Ryan (Nov 22, 2023 11:46 EST)

MARCUS RYAN, WARDEN

Chloe Senior

CHLOË J. SENIOR, CLERK

I hereby certify this to be a true copy.

Nov 22/23

Date

Chloe J. Senior  
Clerk

AMENDMENT NUMBER 311  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes  
Amendment Number 311 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 8.2.4 of the Official Plan respecting Low Density Residential Districts and Section 8.3.2.3.2 respecting Entrepreneurial Districts to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment will generally apply to all lands within the Town of Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional unit within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment amends the policies for the Town of Tillsonburg respecting Additional Residential Units. The policy amendments regarding ARUs generally apply to all the lands within the Town of Tillsonburg as shown on Schedule T-1 of the Official Plan.

It is the opinion of Staff that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and that the amendment supports the objectives and strategic initiatives of the Official Plan.

## 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4 - Low Density Residential Areas, as amended, is hereby amended by adding the term 'additional residential units' so that the subsection titled DESCRIPTION shall read as follows:

DESCRIPTION	Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low-density housing forms including single detached, semi-detached, duplex, <i>additional residential units</i> , converted dwellings, quadraplexes, townhouses, and low-density cluster <i>development</i> .
-------------	--

In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended, however, that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule T-2.

- 4.2 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4 - Low Density Residential Areas, as amended, is hereby amended by deleting the final paragraph of the subsection titled CRITERIA FOR MULTIPLE UNITS and replacing it with the following paragraph:

Notwithstanding the above criteria, street-oriented multiples such as street townhouses, quadraplexes and converted dwellings may be permitted on local streets.

- 4.3 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.1.1, Street Oriented Infill, as amended, is hereby amended by deleting the word “consistent” from the first bullet and replacing it with the word “compatible” so that the said bullet shall read as follows:

- the proposal is compatible with street frontage, setbacks and spacing of existing *development* within a two-block area on the same street;

- 4.4 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.1.2, Backyard Infill, as amended, is hereby amended by deleting the first two paragraphs of the section and replacing them with the following:

In Low Density Residential areas, backyard infill *development* may involve new residential *development* on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial, or institutional sites.

Backyard infill may involve the *development* of existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 8.2.4.3 and Section 10.3.9, respectively.

- 4.5 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.3, Converted Dwellings, as amended, is hereby amended by deleting the entire section and replacing it with the following section:

#### **8.2.4.3 Additional Residential Units (ARUs) and Converted Dwellings**

DEFINITION Additional Residential Unit (ARU) means a separate, self-contained dwelling unit located within a single detached, semi-detached dwelling or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to the principal dwelling.

ADDITIONAL  
RESIDENTIAL  
UNITS

The development of *additional residential units* within the Low Density Residential Districts and Entrepreneurial Districts, shall be encouraged, where appropriate, with the objective of increasing the range and availability of *housing options* while maintaining the low density residential character of the housing and neighbourhoods comprising such districts.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Town has deemed it to be appropriate based on such considerations as the location, existing level of services and presence of natural hazards and/or other constraints.

To this end, Town Council shall establish the appropriate zones and zoning provisions to permit the establishment of *additional residential unit(s)* within a single detached, semi-detached, or street fronting townhouse dwelling, and/or in a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall generally not be permitted on a lot that contains a boarding/lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas without detracting from the visual character of the lot or area.
- any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general built form and architectural character of the principal dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all *additional residential units* shall generally use the same driveway and parking area as the principal dwelling; new additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupant use and emergency response;
- to the extent feasible, existing trees and other desirable



- vegetation are preserved;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns will not be created or intensified (e.g. due to proximity to industrial areas or *major facilities*);
- the location of the proposed *additional residential unit* and related services and outdoor amenity areas shall comply with all other applicable policies including but not limited to: Section 3.2, Environmental Resource Policies, and, Section 3.3, Cultural Resource Policies;
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

#### ADDITIONAL RESIDENTIAL UNITS IN AN ANCILLARY BUILDING

The following additional criteria shall apply to the establishment of an *additional residential unit* in a structure ancillary to a single detached, semi-detached, or street fronting townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area, and outdoor amenity area will allow for privacy for the occupants of the *additional residential unit*, principal dwelling, and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential properties; and,
- all other municipal requirements (e.g. servicing, emergency access, by-laws, standards, etc.) can be adequately addressed.

#### SEVERANCE

*Additional residential units* must be located on the same lot as the principal dwelling and shall not be severed from such lot or converted into a separately transferable unit through a plan of condominium.

#### ZONING

The Town's Zoning By-law shall establish the specific zoning provisions that must be met for an additional residential unit to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including but not limited to lot frontage and area, type of unit permitted, unit size and location, building height, location and setbacks, landscaping and amenity areas, parking and access.

To assist in maintain the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks).



The zoning provisions for *additional residential units* will be implemented through a comprehensive, Town-initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site-specific amendments to the zoning By-law to permit the establishment of an *additional residential unit(s)* will not generally be permitted.

#### OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

In addition, Town Council may zone areas within the Town to permit the conversion of a principal dwelling for more than three dwelling units in accordance with the following criteria:

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;
- lot sizes are generally sufficient to accommodate the required off-street parking without detracting from the visual character of the area;
- existing dwellings are generally of a size sufficient to accommodate the creation of additional dwelling units.

#### NO FURTHER CONVERSION

Where an *additional residential unit(s)* has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

#### ZONING

The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

#### SITE DESIGN POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 8.2.7 are adequately addressed.

- 4.6 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.3.2.3.2, Entrepreneurial District, as amended, is hereby amended by adding the term '*additional residential units*' to the first bullet of the subsection titled PERMITTED USES IN EXISTING BUILDINGS so that it shall read as follows:

- residential uses including *additional residential units*, single-detached dwellings, semi-detached dwellings, converted dwellings, and bed and breakfast establishments;

#### 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.










# 6593-2023 OP22-15-7 OPA311

Final Audit Report

2023-11-22

Created:	2023-11-22
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6CnHU4AbBXWcKcihEU4W6zvryt_ONdRO

## "6593-2023 OP22-15-7 OPA311" History

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Adobe Acrobat Sign

**File No.:** OP 23-07-7  
**OWNER:** THAMES VALLEY DISTRICT SCHOOL BOARD  
**APPLICANT:** COUNTY OF OXFORD  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 308  
**DATE OF ADOPTION:** FEBRUARY 14, 2024  
**DATE OF NOTICE:** FEBRUARY 22, 2024  
**LAST DATE OF APPEAL:** MARCH 13, 2024

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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. 6612-2024** on **February 14, 2024**, to adopt **Official Plan Amendment No. 308** 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**

To redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to permit the development of two 4-storey apartments and up to 21 townhouse dwellings on the subject lands.

**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 7-23-04**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

**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. 6612-2024

**BEING** a By-Law to adopt Amendment Number 308 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 308 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 308 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 14<sup>th</sup> day of February 2024.

READ a third time and finally passed this 14<sup>th</sup> day of February 2024.

Marcus Ryan

MARCUS RYAN, WARDEN



Chloe Senior

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

2/14/24 Chloe Senior  
Date Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 308  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes  
Amendment Number 308 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Town of Tillsonburg from 'Low Density Residential' to 'Medium Density Residential', to facilitate the development of two 4-storey 39-unit apartment buildings, comprising a total of up to 78 units, and 21 townhouse units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6017, Tillsonburg. The subject lands are located on the north side of the extension of Dereham Drive, west of Quarter Town Line Road, and are municipally known as 102 Dereham Drive in the Town of Tillsonburg.

## 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 Provincial Policy Statement (PPS) as the development is an efficient use of land and municipal services within a settlement area. The development also contributes to providing housing types and densities necessary to meet the projected requirements of current and future residents of the Town 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 is available for low and moderate income households in the Town of Tillsonburg.

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 will front on the future Dereham Drive extension, west of Quarter Town Line. Surrounding land uses include institutional and residential land uses to the south (Westfield Public School, single detached dwellings), and residential land uses to the east (single detached dwellings). The lands to the north and west of the subject property are within the recently draft approved Victoria Wood Subdivision, which includes a mix of low density, medium density and high density residential development. 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, storm water management, grading, access, and parking will be addressed to the satisfaction of the Town 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 "T-2" – Town of Tillsonburg 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".

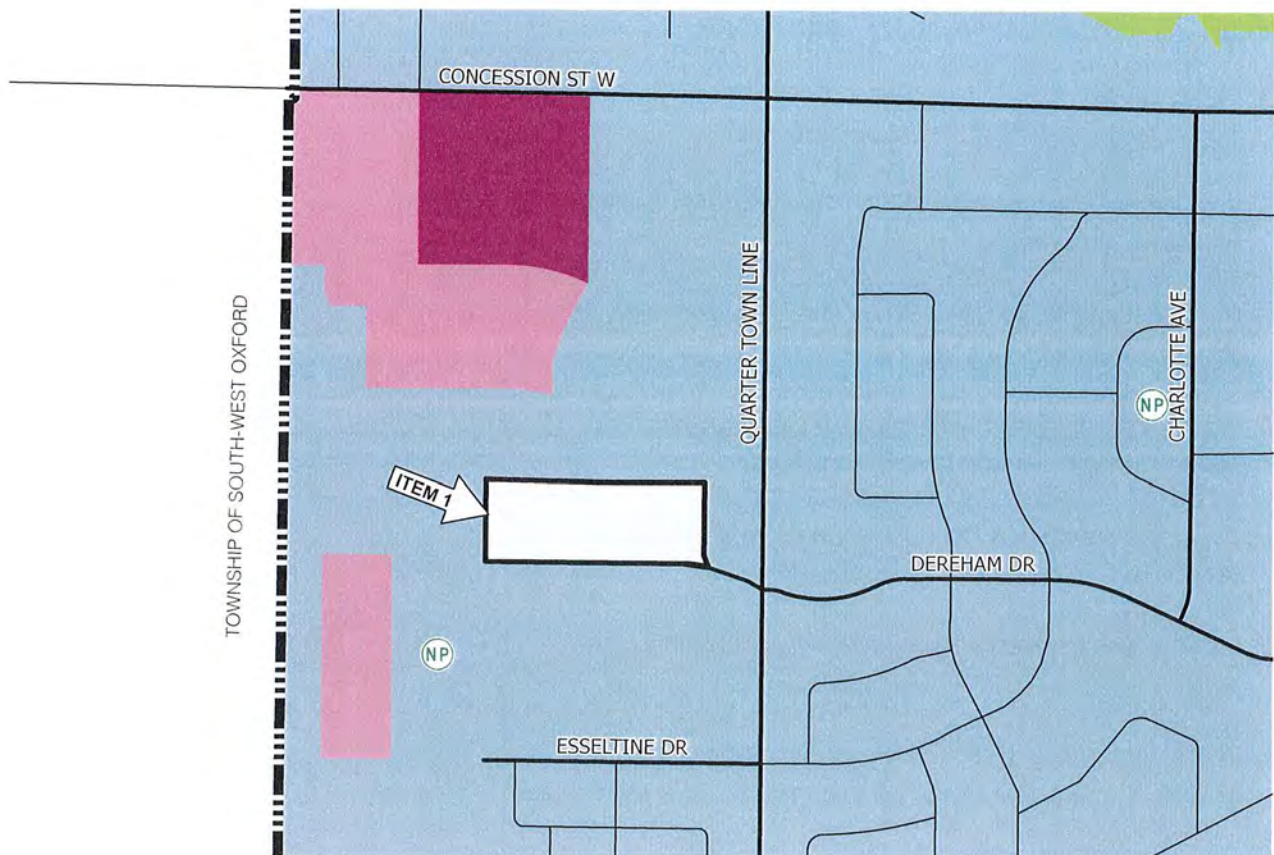
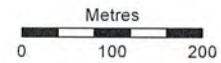
#### 5.0 IMPLEMENTATION

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. 308  
 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
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK









# 6612-2024 OPA308

Final Audit Report

2024-02-14

Created:	2024-02-14
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAdSKgc19KJSYNkgkH_ZHQRIaLyUlrGgZ_

## "6612-2024 OPA308" History

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-  Document emailed to Marcus Ryan (mryan@oxfordcounty.ca) for signature  
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Signature Date: 2024-02-14 - 6:16:25 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2024-02-14 - 6:16:25 PM GMT





**File No.:** OP 23-12-7  
**OWNER:** TILLSONBURG LTC INC.  
(C/O PEOPLECARE INC.)  
**APPLICANT:** GSP GROUP INC.  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 312  
**DATE OF ADOPTION:** FEBRUARY 14, 2024  
**DATE OF NOTICE:** FEBRUARY 22, 2024  
**LAST DATE OF APPEAL:** MARCH 13, 2024

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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. **6613-2024** on **February 14, 2024**, to adopt **Official Plan Amendment No. 312** 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**

To redesignate the subject lands from 'Residential' to 'Community Facility' to permit the redevelopment of a former school site to a continuum-of-care facility consisting of a long term care facility, retirement home and an apartment 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 7-23-09**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

**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. 6613-2024

**BEING** a By-Law to adopt Amendment Number 312 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 312 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 312 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 14<sup>th</sup> day of February 2024.

READ a third time and finally passed this 14<sup>th</sup> day of February 2024.



Marcus Ryan  
Marcus Ryan (Pub. 24, 2024-12-24 01:11)

MARCUS RYAN, WARDEN

Chloe Senior

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

2/14/24

Date

Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 312  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes  
Amendment Number 312 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Town of Tillsonburg from 'Residential' to 'Community Facility', to facilitate the development of a 3-storey Long Term Care Facility (up to 160 beds), a 5-storey Retirement Home (up to 150 beds) and a 4-storey apartment building (up to 50 units).

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 380 Plan 500, 41R-9104, Town of Tillsonburg. The subject lands are located on the west side of Maple Lane, between Brock Street East and Concession Road East, and are municipally known as 25 Maple Lane.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Residential' to 'Community Facility' 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 settlement area. The development also represents an efficient re-use of underutilized lands within the Town of Tillsonburg and contributes to providing housing types and long term care options for current and future residents of the Town 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 housing and healthcare services are available in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of Community Facility areas have been adequately addressed. The subject lands front on Maple Lane and surrounding land uses (including medium density residential, commercial and institutional uses to the north, south and west) and low density residential uses to the east are considered compatible with the proposed development. 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, storm water management, grading, access, and parking will be addressed to the satisfaction of the Town and County.

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-1" – Town of Tillsonburg Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Residential" to "Community Facility".
- 4.2 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto by removing the lands from the Public Elementary School designation.

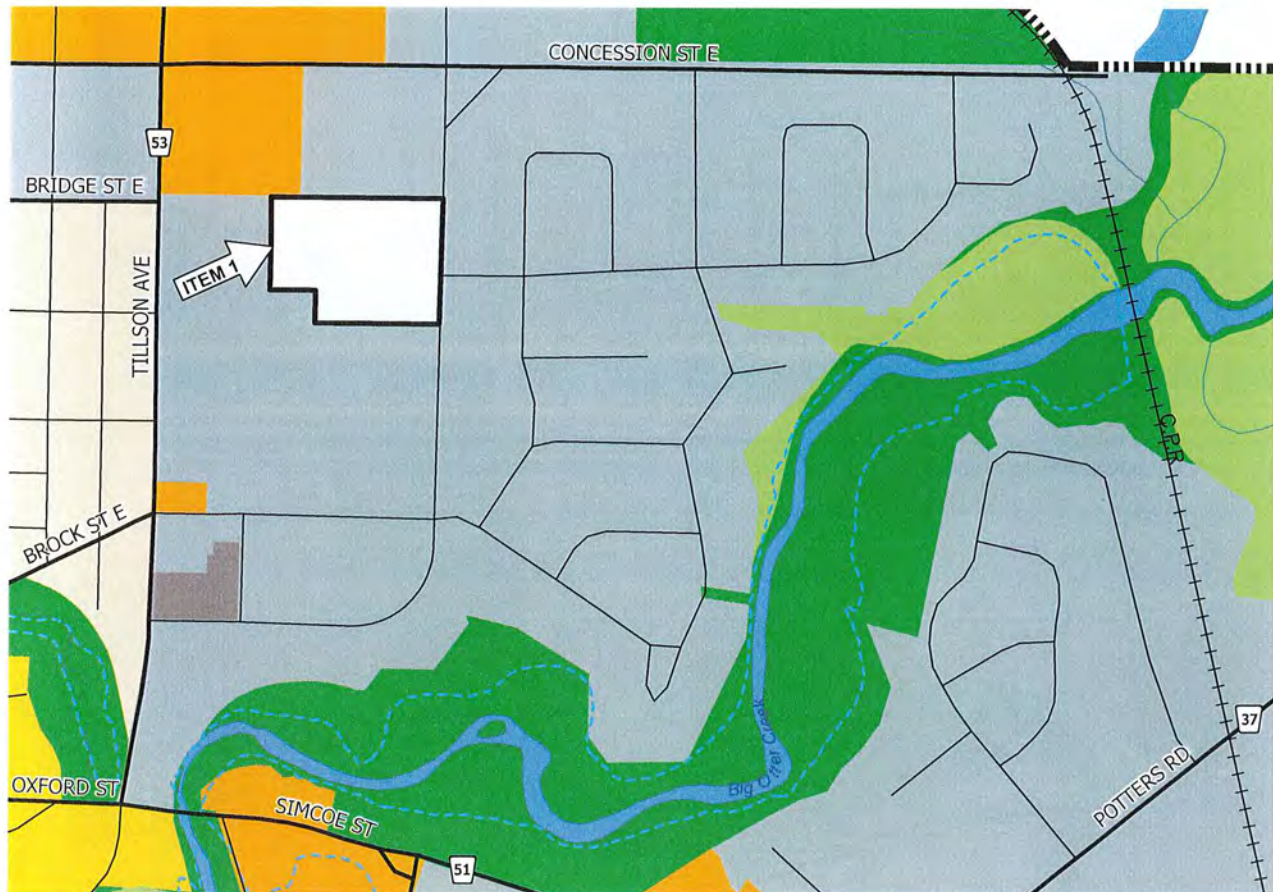
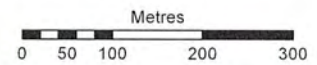
#### 5.0 IMPLEMENTATION

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. 312  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

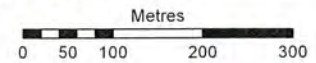
ITEM 1 - CHANGE FROM RESIDENTIAL TO  
 COMMUNITY FACILITY

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- ENTREPRENEURIAL DISTRICT
- SERVICE COMMERCIAL
- COMMUNITY FACILITY
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 312  
 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 - REMOVE FROM PUBLIC ELEMENTARY SCHOOL

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- FLOODLINE



# 6613-2024 -OPA312

Final Audit Report

2024-02-14

Created:	2024-02-14
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvhpvv6pYn89OMx9pjXdfQUEDQG4nzdQ

## "6613-2024 -OPA312" History

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-  Document emailed to Marcus Ryan (mryan@oxfordcounty.ca) for signature  
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2024-02-14 - 6:02:12 PM GMT- IP address: 104.28.133.23
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Signature Date: 2024-02-14 - 6:16:38 PM GMT - Time Source: server- IP address: 23.174.96.6
-  Agreement completed.  
2024-02-14 - 6:16:38 PM GMT

File No.: OP 22-21-4  
OWNER: 2141632 ONTARIO INC.  
O/A OXFORD HILLS  
MUNICIPALITY: TOWNSHIP OF SOUTH-WEST OXFORD

AMENDMENT NUMBER : 313  
DATE OF ADOPTION: MARCH 13, 2024  
DATE OF NOTICE: MARCH 15, 2024  
LAST DATE OF APPEAL: APRIL 4, 2024

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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. **6617-2024** on **March 13<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 313** 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**

To include a site-specific development policy permitting accessory overnight accommodations on an existing Recreationally zoned property within the Agricultural Reserve. The proposed accommodations include twenty-four (24) single room cottages and one (1) building for overnight staff accommodations.

**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 4-22-20**

**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. 6617-2024

**BEING** a By-Law to adopt Amendment Number 313 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 313 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 313 for adoption, and,

**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 313 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 13<sup>th</sup> day of March, 2024.

READ a third time and finally passed this 13<sup>th</sup> day of March, 2024.



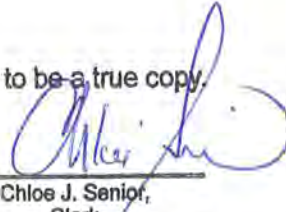
  
MARK PETERSON, DEPUTY WARDEN

*Chloe Senior*

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

Mar 14/24  
Date

  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 313  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 313 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will allow for accessory overnight accommodation uses on an existing recreationally zoned property with an area comprising approximately 48 ha (119 acres) of land on the subject property.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 8 and 9, Conc. 4, (Dereham) in the Township of South-West Oxford. The lands are located on Mount Elgin Road, immediately northeast of the Village of Mount Elgin, and are municipally known as 324183 Mount Elgin Road in South-West Oxford.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to permit the continued operation of all existing recreational activities on the subject property and to further permit up to 24 single-room cottages for overnight accommodation and one building for staff accommodations, all being accessory to the permitted recreational uses.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal will facilitate accessory guest accommodations with a maximum cumulative gross floor area of approximately 1,400 m<sup>2</sup> (15,070 ft<sup>2</sup>), and a staff accommodation building with a maximum gross floor area of approximately 230 m<sup>2</sup> (2,476 ft<sup>2</sup>). Council is of the opinion that the existing recreational uses and the addition of accessory overnight accommodations represent an appropriate use of lands.

Council is further of the opinion that the subject lands are suitable for the proposed accommodation uses accessory to the principal recreation use of the lands (being a golf course, clubhouse/restaurant, event facility and spa) and the amendment will ensure that the overnight accommodation use will be limited to the respective cumulative gross floor areas identified above and will only be permitted as accessory to principal recreational use of the lands.

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 Section 3.1 – *Agricultural Land Resource* is hereby amended by adding the following site-specific development policy at the end of Section 3.1.8 – *Special Agricultural Policies*:

“3.1.8.7 Part Lots 8 & 9, Concession 4 (Dereham), Township of South-West Oxford

**Location** The lands to which this subsection applies comprise approximately 48 ha (119 acres) with frontage on Mount Elgin Road and are described as Part Lots 8 & 9, Concession 4 (Dereham) in the Township of South-West Oxford. The lands are immediately north and northeast of the Village of Mount Elgin and are municipally known as 324183 Mount Elgin Road in South-West Oxford.

**Policies** Notwithstanding any policies of the Official Plan to the contrary, overnight guest accommodations comprising not more than 24 cottage units, with a maximum cumulative gross floor area of approximately 1,400 m<sup>2</sup> (15,070 ft<sup>2</sup>), and a building for staff accommodations with a gross floor area of approximately 230 m<sup>2</sup> (2,476 ft<sup>2</sup>) may be permitted as accessory uses to the principal recreational use of the property as established in the Township of South-West Oxford Zoning By-law.

Further, the specific provisions related the accessory overnight and staff accommodation uses shall be established in the Township of South-West Oxford Zoning By-law.

#### 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.












# 6617-2024 op22-21-4\_-OPA313

Final Audit Report

2024-03-14

Created:	2024-03-13
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOxqbe9hyt5fqU-P2UpymrxstiDfWSld

## "6617-2024 op22-21-4\_-OPA313" History

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2024-03-14 - 1:44:12 PM GMT- IP address: 70.48.34.204
-  Document e-signed by MARK PETERSON (mpeterson@blandfordblenheim.ca)  
Signature Date: 2024-03-14 - 1:44:14 PM GMT - Time Source: server- IP address: 70.48.34.204
-  Agreement completed.  
2024-03-14 - 1:44:14 PM GMT



Adobe Acrobat Sign

File No.: OP 24-03-6  
OWNER: TOWN OF INGERSOLL  
MUNICIPALITY: TOWN OF INGERSOLL

AMENDMENT NUMBER : 314  
DATE OF ADOPTION: APRIL 24, 2024  
DATE OF NOTICE: APRIL 26, 2024  
LAST DATE OF APPEAL: MAY 16, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6627-2024** on **April 24<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 314** 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 intent of the Official Plan amendment is to redesignate lands that have been recently annexed into the Town of Ingersoll from 'Agricultural Reserve' and 'Future Urban Growth' to 'Low Density Residential', 'Medium Density Residential', 'Service Commercial' 'Industrial' and 'Prime Industrial'.

The Official Plan amendment will also implement the recommendations of the South-West Ingersoll Secondary Plan, with minor edits to the proposed boundary, and include additional 'Open Space' and 'Environmental Protection' designations, as outlined in the Secondary Plan.

**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: None**

**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 **Heather St. Clair, 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. 6627-2024

**BEING** a By-Law to adopt Amendment Number 314 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 314 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll 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 314 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 24<sup>th</sup> day of April, 2024.

READ a third time and finally passed this 24<sup>th</sup> day of April, 2024.

Marcus Ryan  
Marcus Ryan (A07 24, 2024 14:30 EDT)

MARCUS RYAN, WARDEN



Chloe Senior

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy

April 25/24 L. Mansbridge  
Date Lindsey A. Mansbridge, Deputy Clerk

AMENDMENT NUMBER 314  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,  
constitute Amendment Number 314 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement the policies and land use designations of the South West Ingersoll Secondary Plan in the County of Oxford Official Plan, to accommodate future land needs for the Town of Ingersoll and to direct future applications for development.

The South West Ingersoll Secondary Plan provides guiding principles and a comprehensive plan to direct future infrastructure and land uses within the South West Ingersoll Secondary Plan Area and establishes a number of new land use designations, including Residential (Low Density Residential and Medium Density Residential), Service Commercial, Industrial and a new Prime Industrial designation. Additional land use designations for Open Space, and Environmental Protection are also included in the amendment, as well as policies related to Adjacent Lands in proximity to natural heritage features. The amendment also establishes new transportation and infrastructure strategies for the South West Secondary Plan Area.

Formal adoption and implementation of the Secondary Plan requires amendments to the County of Oxford Official Plan to include the area within the Large Urban Centre settlement area designation and to designate the land for Residential (Low Density and Medium Density), Service Commercial and Industrial use. The said amendments will also update the Transportation Plan and will update mapping of Environmental Protection areas and identify lands adjacent to these features. Lands identified as adjacent to Environmental Protection areas will also be subject to a specific policy regarding Environmental Impact Studies.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are generally described as all or parts of Lots 17-23, Concession 2, West Oxford and all or parts of Lots 24-25, Concession 1, West Oxford. The subject lands are further described as the lands within the 2021 South-West Oxford Boundary Adjustment area and include lands located on the southeast side of Ingersoll (located north of Highway 401, east of Harris Street), lands located on the south side of Highway 401 (lying north of Curry Road, between Plank Line and Union Road), and lands on the west side of Ingersoll (located west of Ingersoll Street South between Highway 401 and the Thames River).

The subject lands comprise approximately 620 ha (1,532 ac) and for the purpose of the Secondary Plan Area, are further described as follows;

- the east lands, which comprise approximately 60 ha (148 ac) on the southeast side of Ingersoll, located north of Highway 401, east of Harris Street;
- the south lands, which comprise approximately 280 ha (692 ac) on the south side of Ingersoll, located south of Highway 401, north of Curry Road, between Plank Line and Union Road, and;
- the west lands, which comprise approximately 280 ha (692 ac) located on the west side of Ingersoll, west of Ingersoll Street South, lying between Highway 401 and the Thames River.

## 3.0 BASIS FOR THE AMENDMENT

The lands subject to this amendment were incorporated into the Town of Ingersoll from the Township of South-West Oxford on January 1, 2021 as a municipal boundary adjustment to provide additional opportunities for future industrial, service commercial and residential

development. The South West Ingersoll Secondary Plan was undertaken to provide a comprehensive development concept and servicing strategy for the subject area to facilitate these employment and residential uses.

The designation of the lands for such uses maintains both the Town of Ingersoll and the County's strategic goals of ensuring orderly development and providing for an adequate supply of residential and employment lands to accommodate the anticipated demand over the planning horizon. The amendment also protects significant natural features by designating those areas identified as 'Environmental Protection' and incorporating specific adjacent land policies to ensure that natural heritage features are assessed going forward via appropriately scoped Environmental Impact Studies.

The redesignation of the subject lands for future employment and residential purposes is acceptable with respect to the goals for agriculture in the County's Official Plan as the subject lands represent a logical extension of the Town of Ingersoll settlement area. An Agricultural Impact Assessment has been undertaken in support of the proposal which included a detailed analysis of the existing agricultural operations in the area. The redesignation of the subject lands, together with the site specific policies areas outlined below have accounted for existing livestock operations in the vicinity and have made provisions to ensure that new development within the subject lands will be compatible with surrounding agricultural operations, while ensuring that these existing operations will not be negatively impacted by the change in land use.

Council is satisfied that the South West Ingersoll Secondary Plan, together with the 2020 County Comprehensive Phase 1 Review, updated to reflect land consumption since the adoption of the Phase 1 study (related to population, household and employment forecasts) satisfy the 'comprehensive review' requirements of the Provincial Policy Statement as it pertains to the expansion of settlement boundaries.

Council is also satisfied that the policies contained in Section 9 of the Official Plan regarding the planning for and development of employment lands, including consideration of industrial and service commercial uses, are satisfactory for the development of the South West Ingersoll Secondary Plan area.

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 Schedule "C-3" – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' and 'ITEM 2' on Schedule "A" attached hereto from "Agricultural Reserve" and "Future Urban Growth", respectively, to "Large Urban Centre".
- 4.2 Schedule "C-3" – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by removing the "Rural Cluster" designation as it applies to the Rural Cluster of "Hamilton Road".



- 4.3 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 1' and 'ITEM 2' to "Residential", 'ITEM 3' to "Industrial", 'ITEM 4' to "Prime Industrial", 'ITEM 5' to "Service Commercial", 'ITEM 6' to "Environmental Protection" and 'ITEM 7' to "Open Space".
- 4.4 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 8' on Schedule "A" attached hereto.
- 4.5 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by removing the 'Rural Cluster' designation as it applies to the Rural Cluster of Hamilton Road.
- 4.6 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Low Density Residential".
- 4.7 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 2' on Schedule "A" attached hereto as "Medium Density Residential".
- 4.8 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 3' to "Environmental Protection" and 'ITEM 4' to "Open Space".
- 4.9 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 5' on Schedule "A" attached hereto.
- 4.10 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 1' to "Environmental Protection" and 'ITEM 2' to "Open Space".
- 4.11 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 3' on Schedule "A" attached hereto.
- 4.12 Schedule "I-4" – *Town of Ingersoll Transportation Network Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Planned Collector Road" and 'ITEM 2' as "Collector Road".

- 4.13 Section 3.2.6 – Environmental Impact Studies, as amended, is hereby further amended by adding the following Section at the end thereof:

3.2.6.1 a) – Special Policy for South West Ingersoll Secondary Plan

Notwithstanding the Section 3.2.6.1 – Adjacent Lands, on lands identified as ‘Adjacent Lands’ within the South West Ingersoll Secondary Plan Study Area, an Environmental Impact Study (EIS) will be required prior to development approvals. The need for such study, the scope and the terms of reference will be determined through pre-consultation with the Town of Ingersoll and the County of Oxford and shall be undertaken in accordance with the relevant policies contained in Section 3.2.6 – *Environmental Impact Studies* to the satisfaction of the Town and/or County.

- 4.14 Section 9.2.4 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.4.4 – ‘Specific Development Policies’:

9.2.4.4.3 – South West Ingersoll Secondary Plan Residential Lands

It is generally the goal of the Town that housing development in the Secondary Plan Area shall comprise a range and mix of housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs and rental housing.

The Town will also encourage a minimum of 10 percent of new affordable housing units and new purpose-built rental units to be constructed accessible with barrier-free, universal or flex design. Housing units geared toward seniors are encouraged to provide accessibility features.

9.2.4.4.3.1 – Residential Density

The minimum overall net residential density across all lands designated for residential use within the South West Ingersoll Secondary Plan shall be 30 units/ha (12 units/ac).

Within areas designated Low Density Residential, the minimum overall net residential density shall be 22 units/ha (9 units/ac). To achieve this density, Town and County Councils will consider a variety of lot sizes and configurations, the development of low rise multiple-unit dwellings and may consider reduced road widths and private roads within multiple unit condominium developments in areas of new low density development.

In addition to the housing forms identified in Section 9.2.4, multiple-unit dwellings, street-oriented multiple units and additional residential units shall be permitted.

The development of lands designated Low Density Residential shall be subject to the Servicing and Phasing policies as set out in the South West Ingersoll Secondary Plan, in addition to the servicing policies of the Official Plan and the County’s Servicing Allocation Policy.

#### 9.2.4.4.3.2 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies area also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new residential development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

- 4.15 Section 9.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.4.4 – ‘Specific Development Policies’:

#### 9.2.5.2.6 – South West Ingersoll Secondary Plan Residential Lands

It is generally the goal of the Town that housing development in the Secondary Plan Area shall comprise a range and mix of housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs and rental housing.

The Town will also encourage a minimum of 10 percent of new affordable housing units and new purpose-built rental units to be constructed accessible with barrier-free, universal or flex design. Housing units geared toward seniors are encouraged to provide accessibility features.

#### 9.2.5.2.6.1 – Residential Density

The minimum overall net residential density across all lands designated for residential use within the South West Ingersoll Secondary Plan shall be 30 units/ha (12 units/ac).

Within areas designated Medium Density Residential, development will generally be in accordance with Section 9.2.5 of the Official Plan. In addition to the housing forms identified in Section 9.2.5, additional residential units shall be permitted.

Notwithstanding the foregoing, single detached, semi-detached and duplex dwellings will not be permitted within the Medium Density Designation.

The development of lands designated Medium Density Residential shall be subject to the Servicing and Phasing policies as set out in the South West Ingersoll Secondary Plan, in addition to the servicing policies of the Official Plan and the County's Servicing Allocation Policy.

#### 9.2.5.2.6.2 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies are also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new residential development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

- 4.16 Section 9.3 – Economic Development and Employment Lands, as amended, is hereby further amended by adding the following land use designation as a sub-category of 'Industrial Areas' in Section 9.3.1.2 – 'Employment Lands' so that the list of designations reads as follows:

- The Central Area:
  - Central Business District
  - Entrepreneurial District
- Service Commercial Areas
- Industrial Areas
  - Prime Industrial Area

- 4.17 Section 9.3.3 – Service Commercial Areas, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.3.4 – ‘Specific Development Policies’:

9.3.3.4.7 – South West Ingersoll Secondary Plan

In addition to the policies of Section 9.3.3 of the Official Plan regarding lands designated Service Commercial, the following policies shall apply:

Uses which require large areas for on-site storage of goods or vehicles are not permitted on lands designated Service Commercial within the South West Ingersoll Secondary Plan area.

An accessory residential dwelling unit contained within the main commercial structure will only be permitted where it has been demonstrated to the satisfaction of the Town of Ingersoll that land use compatibility with surrounding Industrial and Prime Industrial Area lands can be adequately managed.

9.3.3.4.7.1 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies are also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new service commercial development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

- 4.18 Section 9.3 – Economic Development and Employment Lands, as amended, is hereby further amended by adding the following section after Section 9.3.4:

**9.3.5 – *Prime Industrial Areas***

The planned function of areas designated Prime Industrial is to expand the industrial land supply and attract modern industries to enhance the range of employment opportunities in the Town of Ingersoll to support the Town's ability to compete in the local, national and international marketplace. These strategically important employment lands are protected for industrial uses that make efficient use of such land and related infrastructure and provide significant, high quality employment opportunities and tax assessment for the Town.

Given the strategic, highly accessible and visible location of these lands along the Hwy 401 corridor, the lands identified for Prime Industrial use in Ingersoll on Schedule I-1 are, and will continue to be one of the most prominent industrial opportunity areas in the Town and County and will serve as an important gateway to Ingersoll. It is therefore the principal land use planning objective that these lands be preserved and protected for the attraction of high profile, modern industrial uses that:

- have high industrial employment densities;
- require large buildings and have substantial lot coverage;
- provide significant, high quality on-site employment opportunities;
- make efficient and effective use of the lands and related infrastructure;
- limit areas for open storage of goods, materials and equipment and the parking of vehicles, with the exception of on-site employee parking; and
- may be subject to a higher standard of building and site design, with emphasis on those areas with high visibility from Hwy 401 and other major roads.

Permitted uses in Prime Industrial Areas include industrial uses such as assembling, processing, warehousing and distribution, repair activities, construction industries, manufacturing, communications, research and development, large-scale information technology related uses including data centres and information processing establishments.

Outdoor storage on lands designated as Prime Industrial shall be permitted in the rear yard and shall be screened so as to not be visible from a municipal road or highway.

Uses that are accessory or ancillary to a permitted use such as retail and office uses may be permitted in the Prime Industrial designation, provided that such uses are restricted to a small percentage of total floor area.

Truck and trailer parking areas are not permitted as a primary use for lands designated Prime Industrial. Truck and trailer parking may be permitted as accessory to a permitted industrial use on the same property.

To support the efficient use of land, new development for lands designated Prime Industrial shall have a minimum lot coverage of 10%.

The above-noted use restrictions and development criteria shall be further detailed and implemented through suitable amendments to the Town of Ingersoll Zoning By-law and any other land use tools that are considered appropriate by the Town.



Development applications for lands designated Prime Industrial will only be considered for approval at such time as all necessary environmental, land use compatibility, water, wastewater and stormwater servicing, and transportation studies have been completed and approved by the Town, County, Upper Thames River Conservation Authority and the Province, as required.

- 4.19 Section 9.6 – Transportation, as amended, is hereby further amended by adding the following Section after Section 9.6.6:

*Section 9.6.7 – Specific Development Policies*

The following Transportation policies apply, in addition to the relevant policies of this section, to specific development areas of the Town.

**9.6.7.1 – South West Ingersoll Secondary Plan**

**9.6.7.1.1 Planned Transportation Network**

The existing and planned multi-modal transportation network for the South West Ingersoll Secondary Plan Area will support the full range of transportation modes, increase connectivity to Ingersoll's existing amenities and destinations, while continuing to function as a major thoroughfare along Highway 401 for the foreseeable future. A complete street network complete with improved access will be needed to support growth within the Secondary Plan area and improvements to existing roads and the construction of future roads and on-road pedestrian and cycling facilities will be phased and coordinated with planned future land uses based on the Secondary Plan and the policies of the Official Plan.

The existing and proposed transportation network is set out in Section 3.5 of the Secondary Plan and should be consulted as part of any development review activities within the Secondary Plan area. The proposed transportation network is designed to accommodate a variety of modes, including automobiles, trucks, cycling and pedestrians. The following new/upgraded arterial and collector road network is proposed within the Secondary Plan Area to accommodate growth:

- A New North/South collector road connecting Clarke Road to the proposed Open Space;
- Upgrade of Curry Road and Union Road as a collector road, connecting Plank Line and Culloden Line; and,
- Upgrade of Wallace Line as a collector road to provide access to the proposed Industrial and Prime Industrial lands.

In addition, a new rail spur line is proposed to the north of Curry Road, south of Highway 401 on the western side of the existing rail corridor.

**9.6.7.1.2 Local Road Connections**

New local road connections are required to facilitate development and access throughout the South West Ingersoll Secondary Plan Area. The alignment of the proposed local roads is set out conceptually in the Secondary Plan and should be referenced during development review. The conceptual network includes:

- An extension of Walker Road to the south, through the east study area to connect with a new internal local road network north of Clarke Road;

- New local road connections south of Clarke Road, in the east study area, connecting to the proposed Residential Area and the Open Space lands;
- New local road connections are also proposed to the east and west of Wallace Line, through the west study area, to provide access for proposed Industrial lands; and,
- New local roads south of Hamilton Road to provide access for proposed Residential lands within the west study area.

Detailed alignments and locations of local streets and private laneways shall be determined through further engineering studies as part of future applications for development approvals.

#### 9.6.7.1.3 Proposed Intersection Improvements

Proposed intersection improvements for the Secondary Plan Area include improved cross sections to promote traffic demand and support a multi-modal transportation system. Several intersection improvements have been identified to support development of the Secondary Plan Area and are set out in the Plan for reference going forward.

#### 9.6.7.1.4 Active Transportation Network

It is an objective of the South West Ingersoll Secondary Plan to improve, enhance and incorporate active transportation within the Secondary Plan Area. As such, a network of active modes of transportation are set out in the Secondary Plan, including pedestrian and cycling trails. Improvements to this network shall include a range of multi-use trail connections that build on the existing and planned network, as well as proposed bike lanes, paved shoulders and sidewalks.

Multi-use trails provide safe pathways that are separated from the road and intended for use by means of more than one device. The following multi-use trail connections have been identified in the Secondary Plan:

- Northeast of Clarke Road on the boundary of the Secondary Plan Area to connect the proposed minor gateway to the internal local road network;
- South of Clarke Road connecting the bike lane along the new proposed local road through the proposed park and to the existing trails along the west side of Hall's Creek;
- South of Highway 401 connecting the major gateway along Plank Line with the back of the properties along the highway, across Whiting Creek, along the rail corridor and along the back of the properties along the highway to connect with the major gateway at Culloden Line; and,
- West portion of the Secondary Plan Area connecting the multi-use trail along the Thames River with the Secondary Plan Area, at the proposed minor gateway improvement, and along the Environmental Protection Area connecting with Thomas Road.

Bicycle lanes are intended to provide cyclists with a paved dedicated lane for travel. The following bike lands have been identified on the relevant schedules of the Secondary Plan:

- Clarke Road within the Secondary Plan Area, intended to connect to the existing bike lane along Clarke Road between Ingersoll Street S and Harris Street; and,
- New north/south local road in the east portion of the Secondary Plan Area, intended to connect the Clarke Road bike lane to the proposed park/open space/recreational uses north of Highway 401.

The inclusion of these networks shall be considered through the redevelopment process and/or through future master planning processes. Development, redevelopment and infrastructure investment in and around these areas should consider improvements to pedestrian safety through lighting, signage, daylighting, introduction of medians and other means. New development must also adhere to the policies as outlined in the County Oxford Official Plan with respect to Pedestrian Activity.

#### 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. 314

TO THE

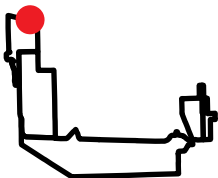
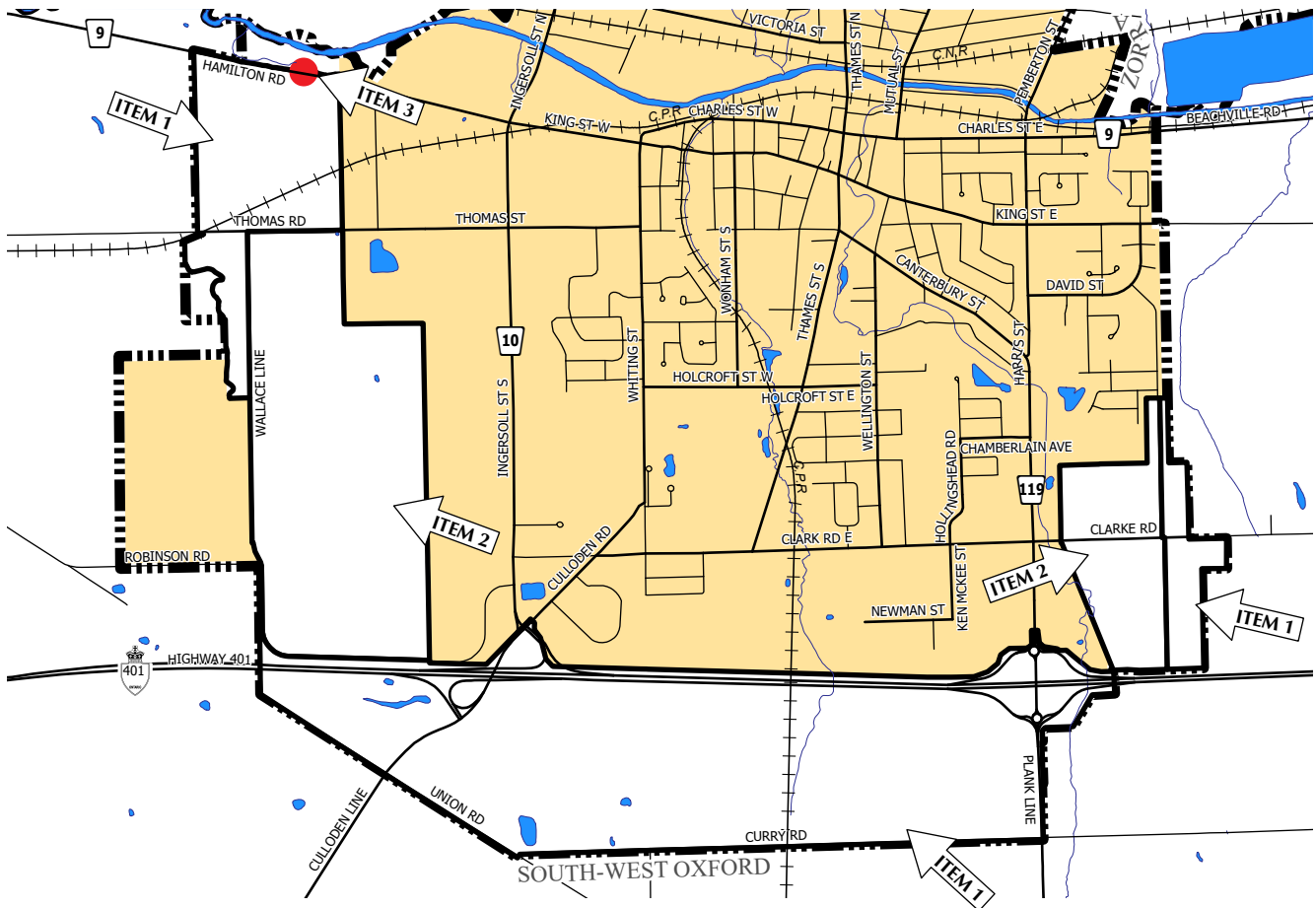
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
SETTLEMENT STRATEGY PLAN**



Meters  
0 500 1,000



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LARGE URBAN CENTRE
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO  
LARGE URBAN CENTRE
- ITEM 3 - REMOVE RURAL CLUSTER

**SETTLEMENT STRATEGY PLAN  
LEGEND**

- LARGE URBAN CENTRE
- RURAL CLUSTER

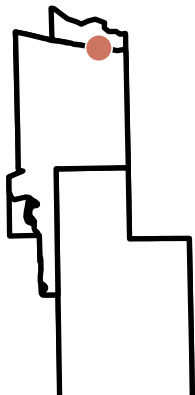
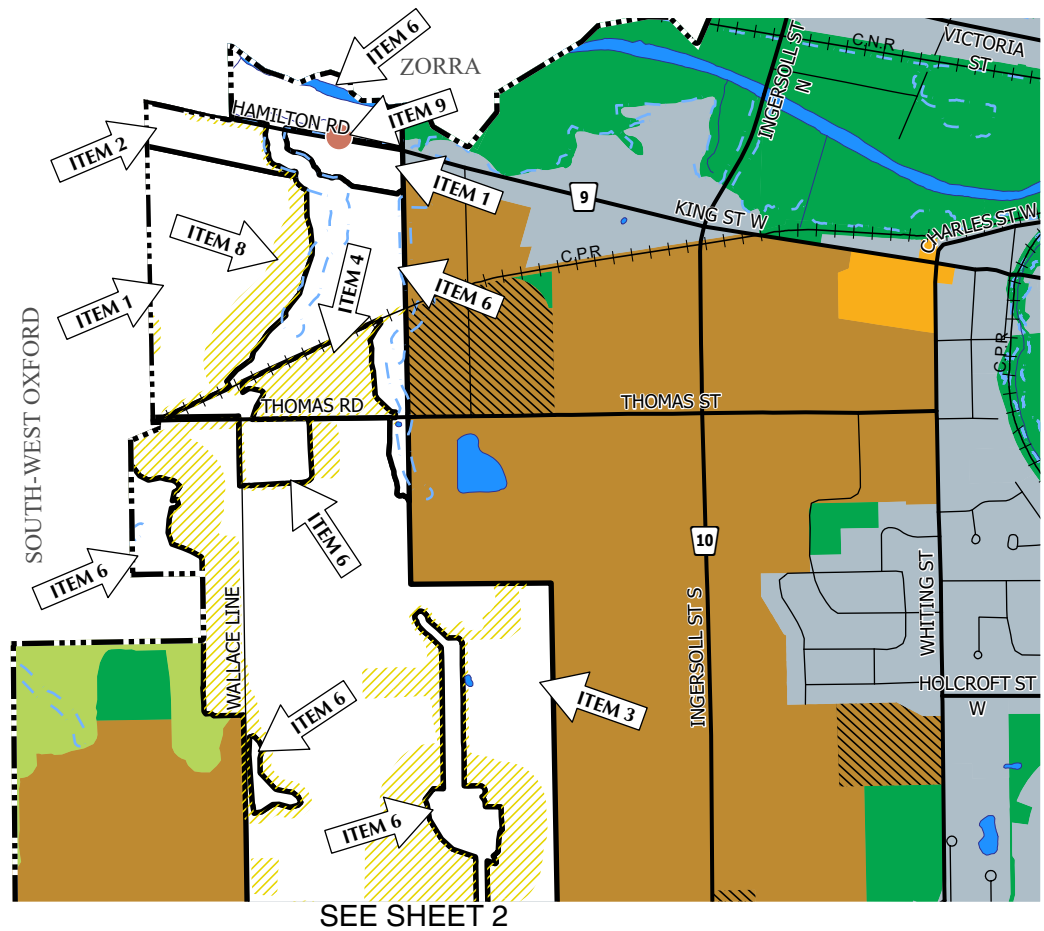
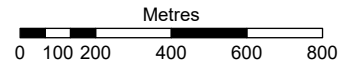
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEMS 1 & 2 - CHANGE TO RESIDENTIAL
- ITEM 3 - CHANGE TO INDUSTRIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 8 - ADD ADJACENT LANDS
- ITEM 9 - REMOVE RURAL CLUSTER

	RESIDENTIAL
	SERVICE COMMERCIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FUTURE URBAN GROWTH

**LAND USE PLAN  
LEGEND**

	INDUSTRIAL
	INDUSTRIAL SITE SPECIFIC POLICY AREA SEE SECTION 9.3.4.5
	FLOODLINE
	RURAL CLUSTER
	ADJACENT LANDS

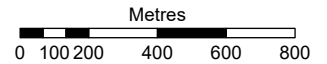
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

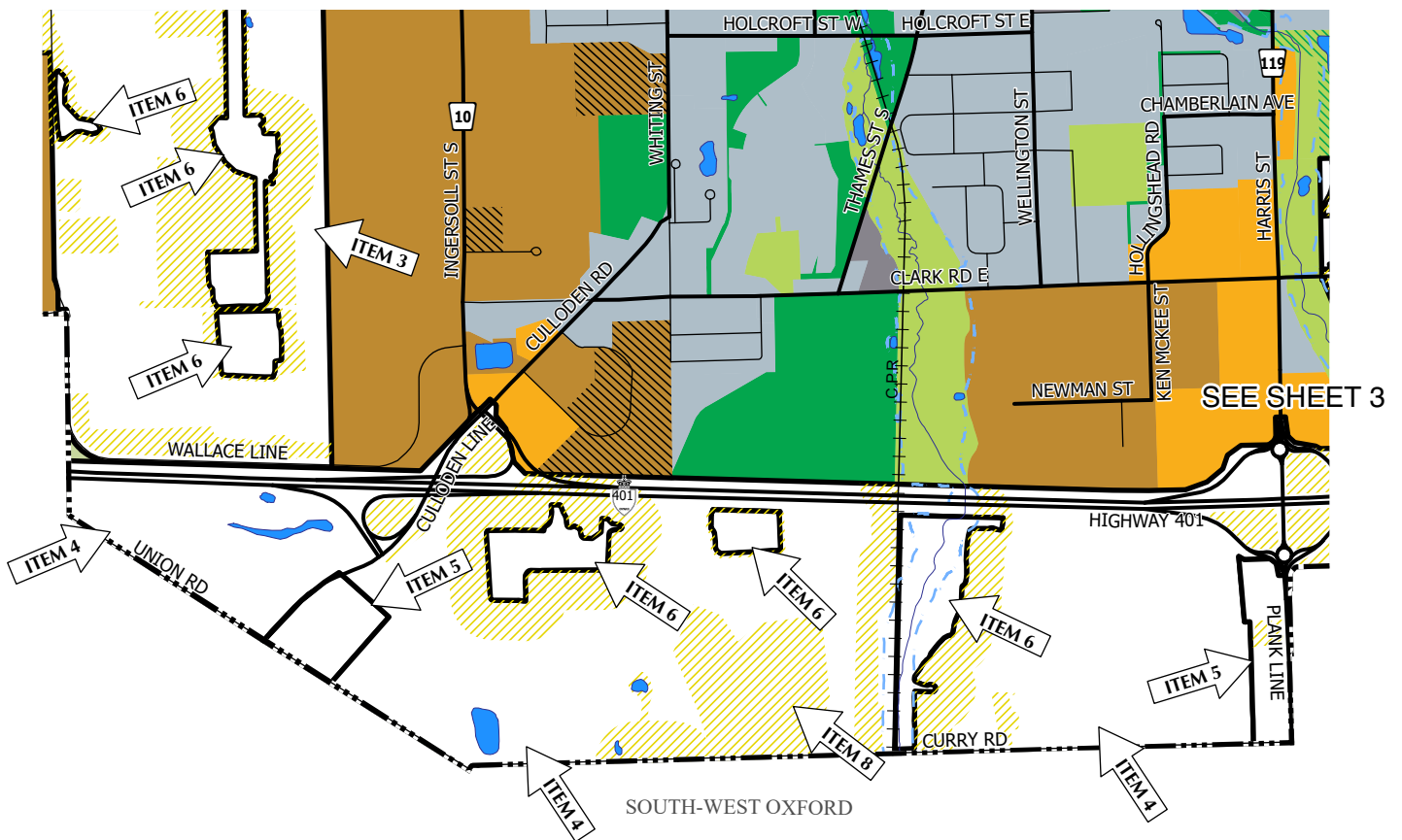
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

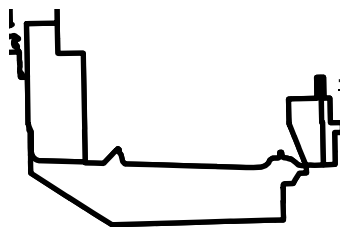
**TOWN OF INGERSOLL  
LAND USE PLAN**



SEE SHEET 1



SEE SHEET 3



**- AREA OF THIS AMENDMENT**

- ITEM 3 - CHANGE TO INDUSTRIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 5 - CHANGE TO SERVICE COMMERCIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 8 - ADD ADJACENT LANDS

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL		INDUSTRIAL
	SERVICE COMMERCIAL		INDUSTRIAL SITE SPECIFIC POLICY AREA SEE SECTION 9.3.4.5
	COMMUNITY FACILITY		SPECIFIC POLICY AREA SEE SECTION 9.2.4.4.1
	OPEN SPACE		FLOODLINE
	ENVIRONMENTAL PROTECTION		ADJACENT LANDS
	FUTURE URBAN GROWTH		



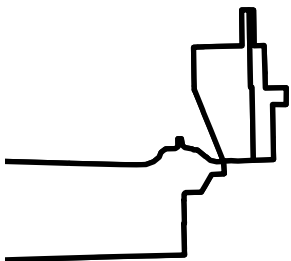
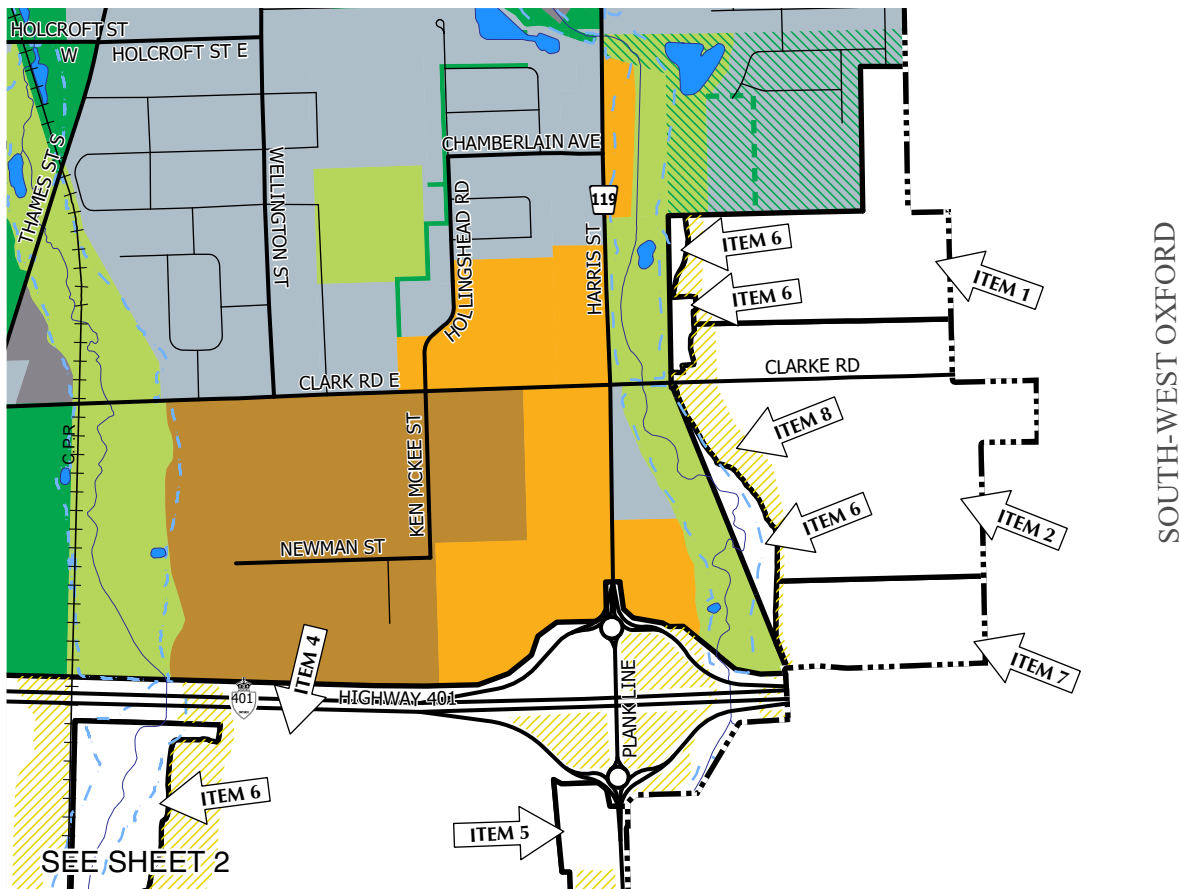
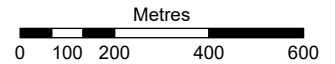
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEMS 1 & 2 - CHANGE TO RESIDENTIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 5 - CHANGE TO SERVICE COMMERCIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 7 - CHANGE TO OPEN SPACE
- ITEM 8 - ADD ADJACENT LANDS

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL		FUTURE URBAN GROWTH
	SERVICE COMMERCIAL		INDUSTRIAL
	COMMUNITY FACILITY		SPECIFIC POLICY AREA SEE SECTION 9.2.4.4.1
	OPEN SPACE		100 METRE BUFFER
	ENVIRONMENTAL PROTECTION		FLOODLINE
			ADJACENT LANDS

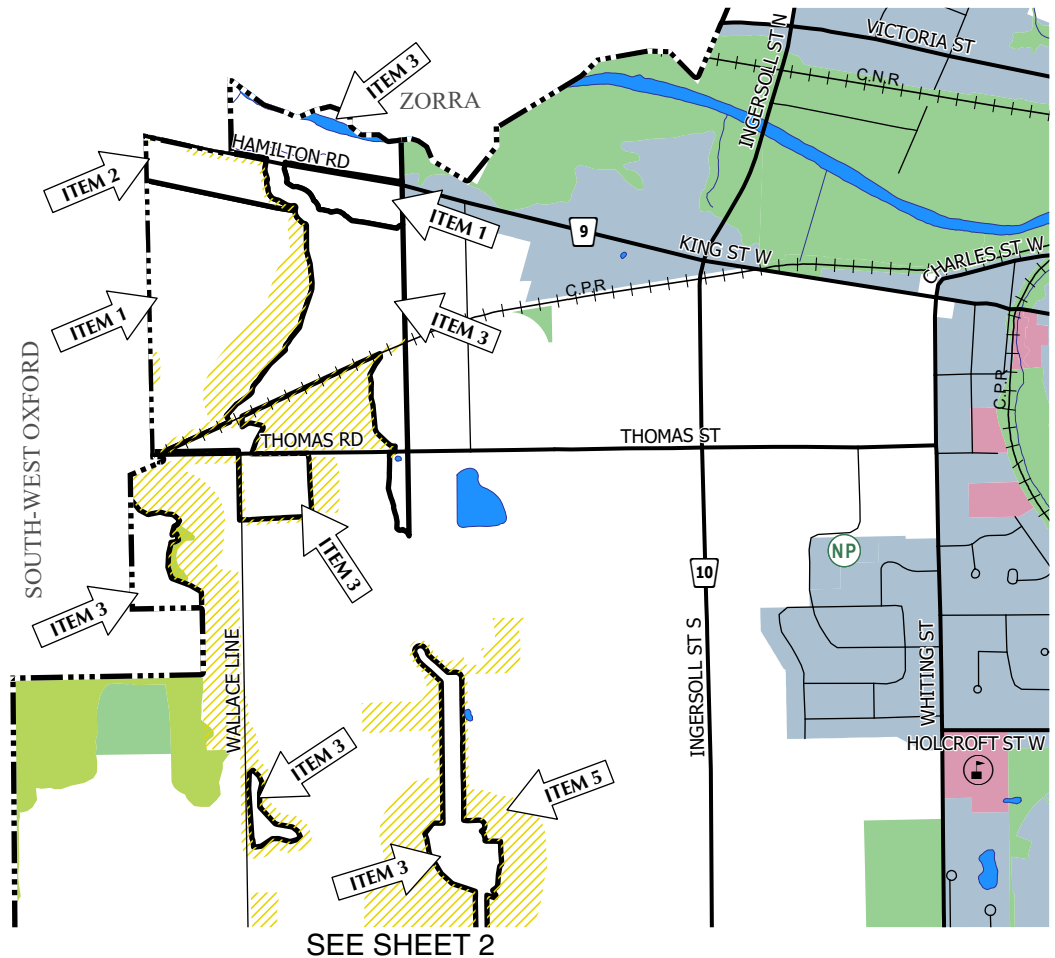
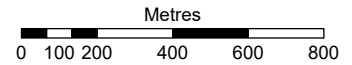
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL  
RESIDENTIAL DENSITY PLAN**



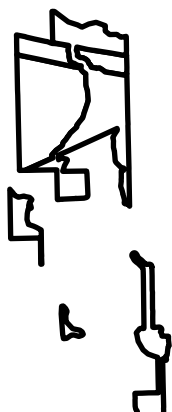
SEE SHEET 2

**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN  
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK
- PROPOSED SCHOOL
- ADJACENT LANDS



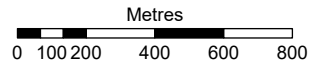
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AMENDMENT No. 314

TO THE

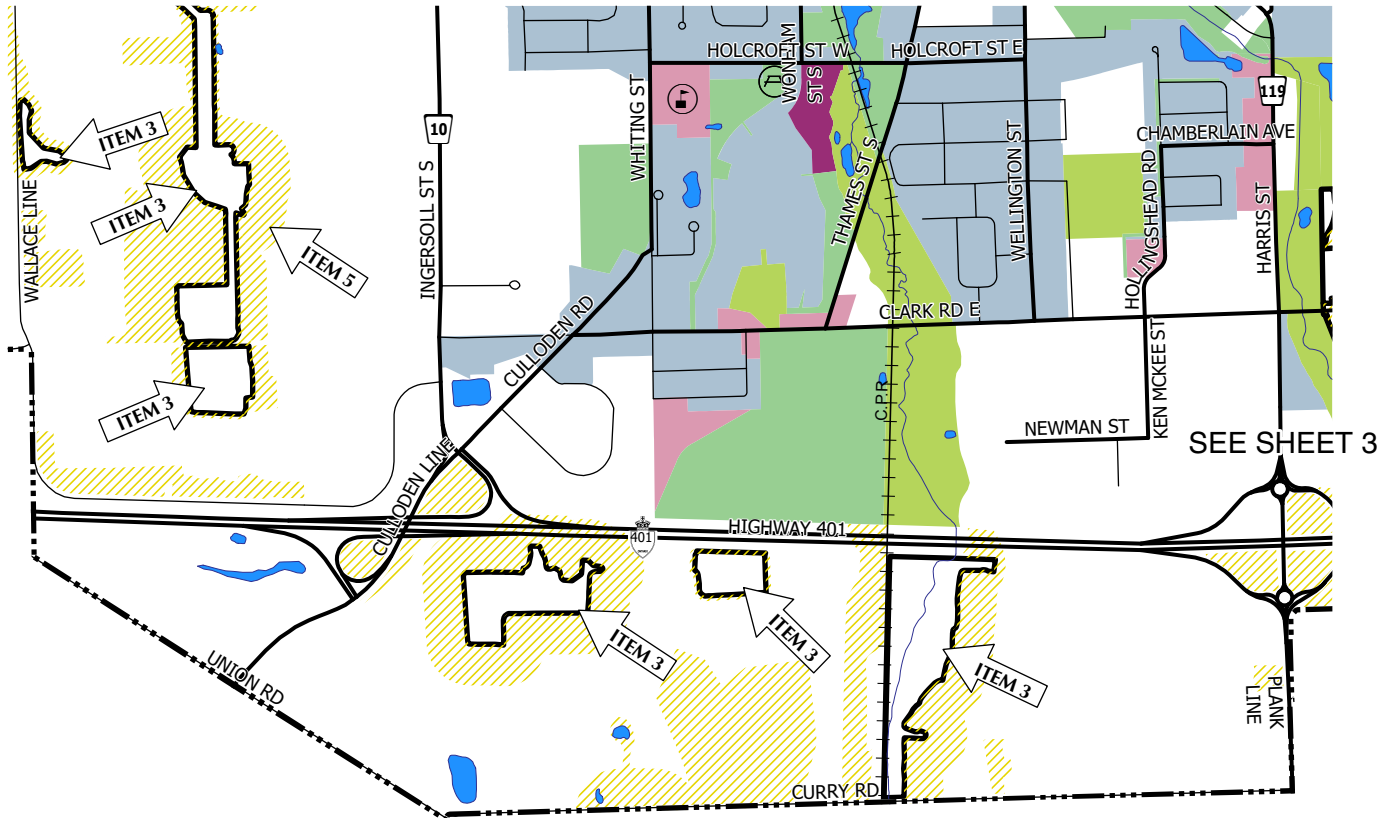
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL  
RESIDENTIAL DENSITY PLAN**



SEE SHEET 1



SOUTH-WEST OXFORD

**- AREA OF THIS AMENDMENT**

ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION  
ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN  
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PROPOSED PARK
- PROPOSED SCHOOL
- ADJACENT LANDS



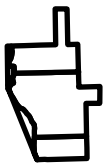
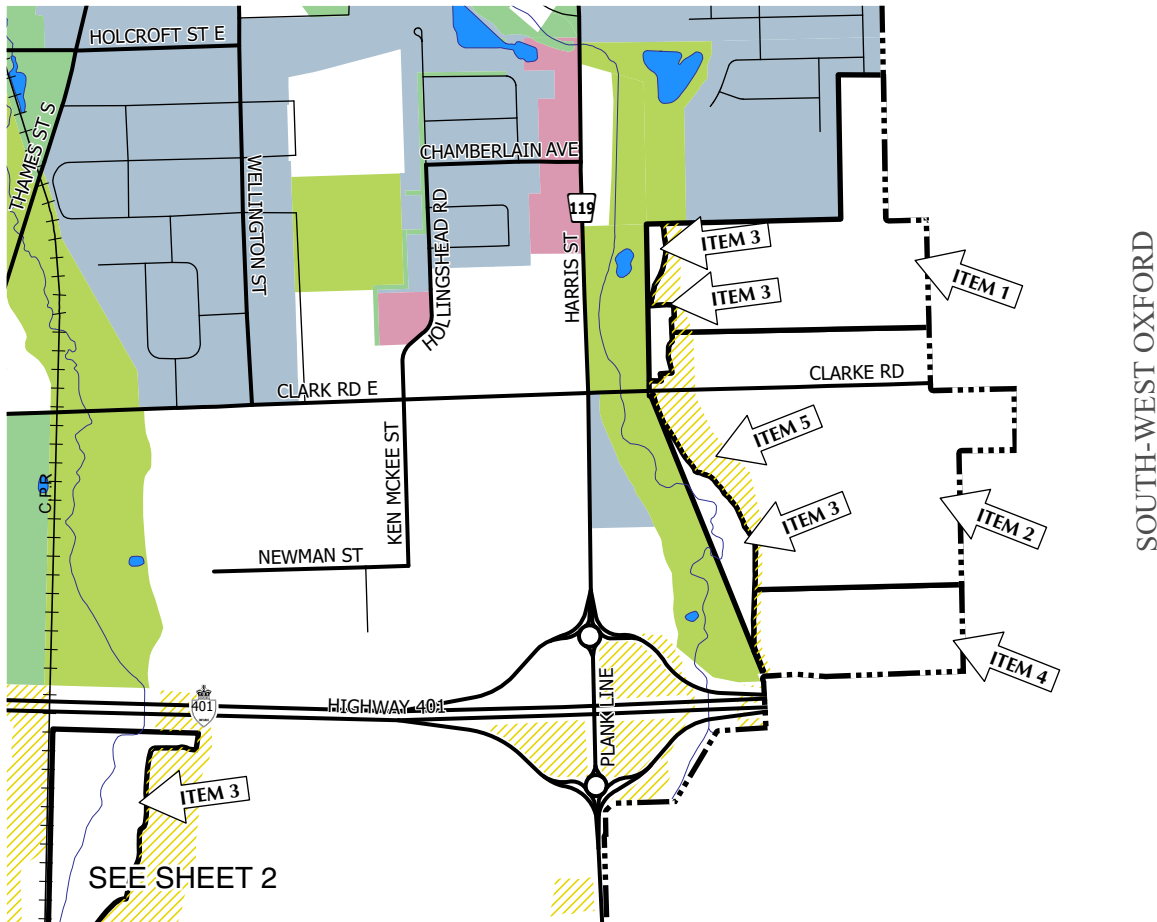
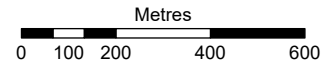
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL  
RESIDENTIAL DENSITY PLAN**



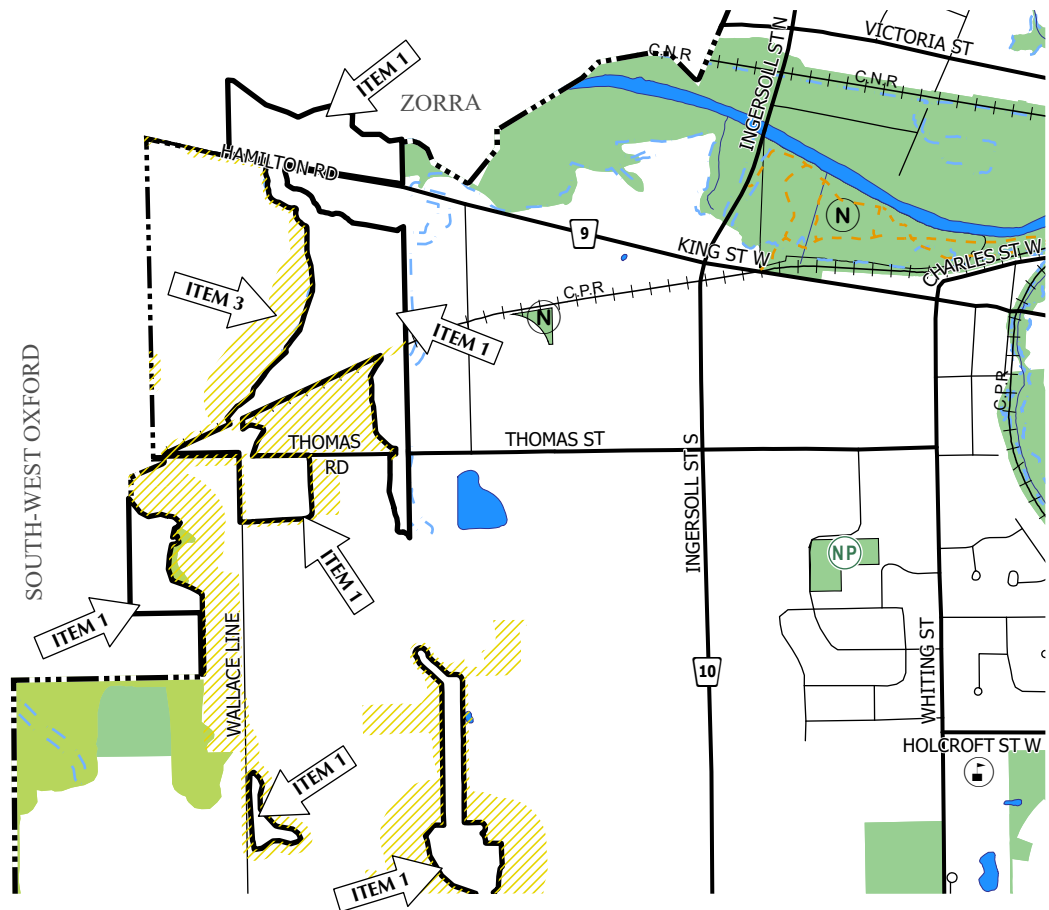
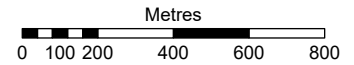
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 4 - ADD TO OPEN SPACE
- ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN  
LEGEND**

	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	ADJACENT LANDS

SCHEDULE "A"  
AMENDMENT No. 314  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "I-3"  
**TOWN OF INGERSOLL  
LEISURE RESOURCES AND SCHOOL FACILITIES  
PLAN**



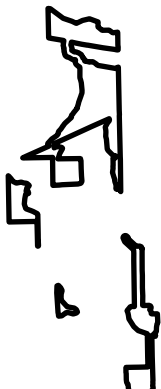
SEE SHEET 2

**- AREA OF THIS AMENDMENT**

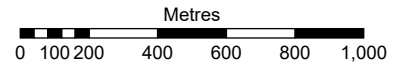
- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 3 - ADD ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL  
FACILITIES PLAN  
LEGEND**

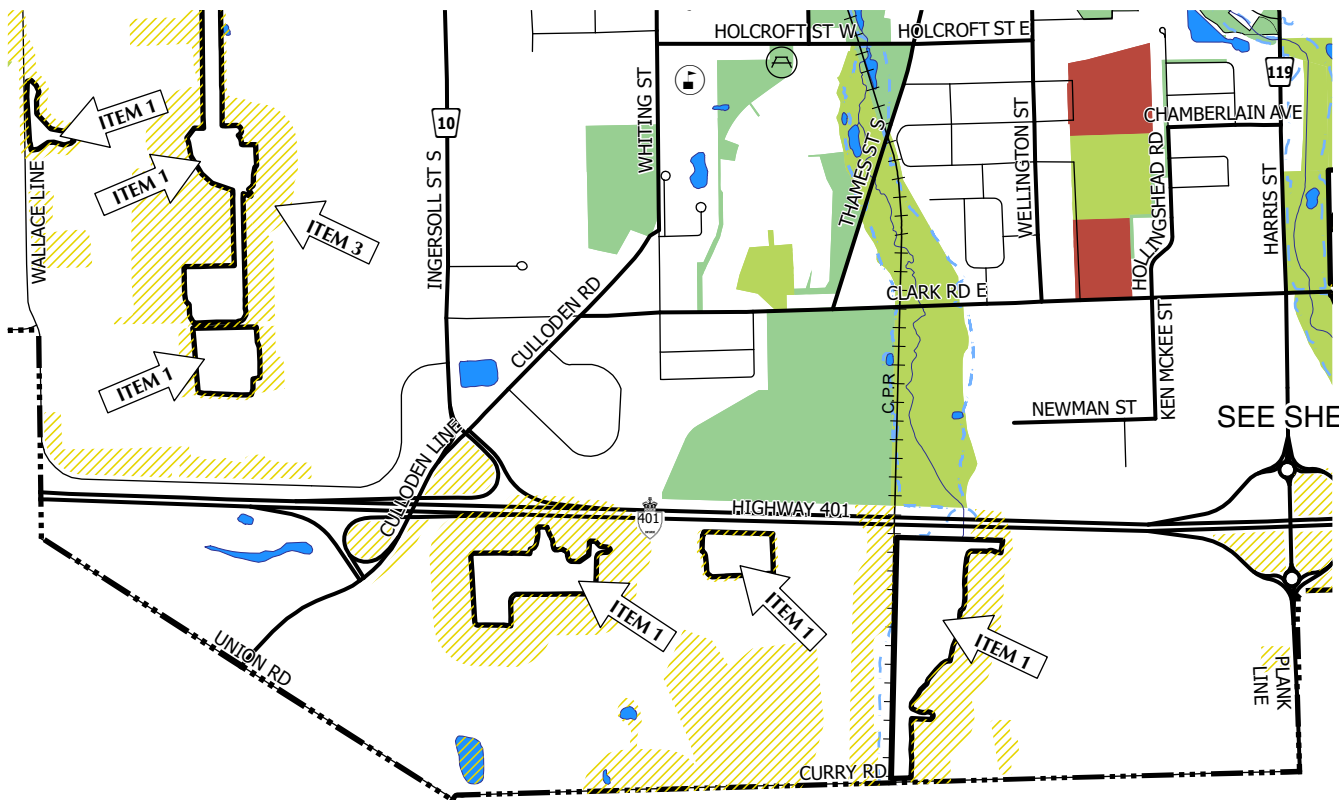
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE
- LAWSON TRAIL
- S PROPOSED SCHOOL
- NP NEIGHBOURHOOD PARK
- N TOWN NATURAL PARK
- ADJACENT LANDS



SCHEDULE "A"  
 AMENDMENT No. 314  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "I-3"  
**TOWN OF INGERSOLL**  
**LEISURE RESOURCES AND SCHOOL FACILITIES**  
**PLAN**



SEE SHEET 1



SOUTH-WEST OXFORD



**- AREA OF THIS AMENDMENT**

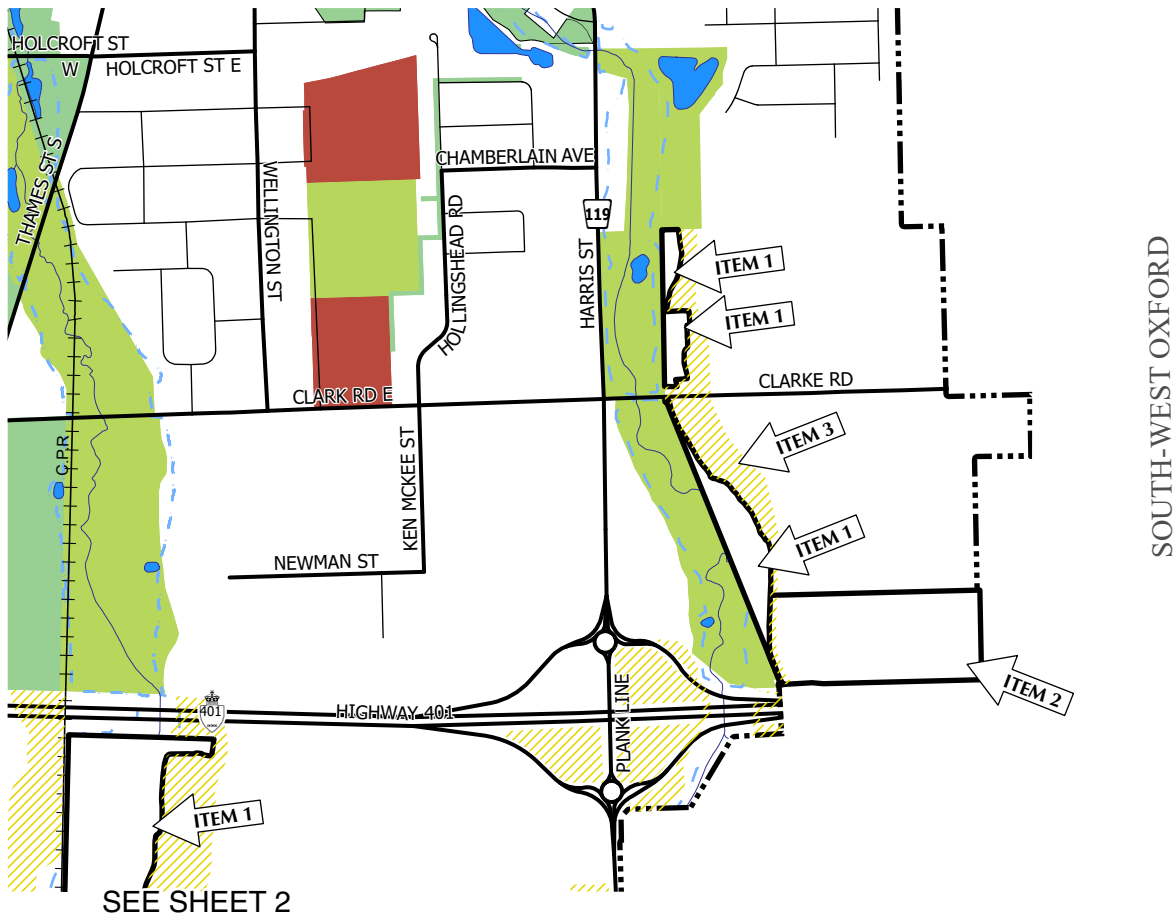
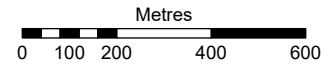
- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 3 - ADD ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- ELEMENTARY SCHOOL
- FLOODLINE
- PROPOSED PARK
- PROPOSED SCHOOL
- ADJACENT LANDS



SCHEDULE "A"  
 AMENDMENT No. 314  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "I-3"  
**TOWN OF INGERSOLL**  
**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 ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- ELEMENTARY SCHOOL
- FLOODLINE
- ADJACENT LANDS

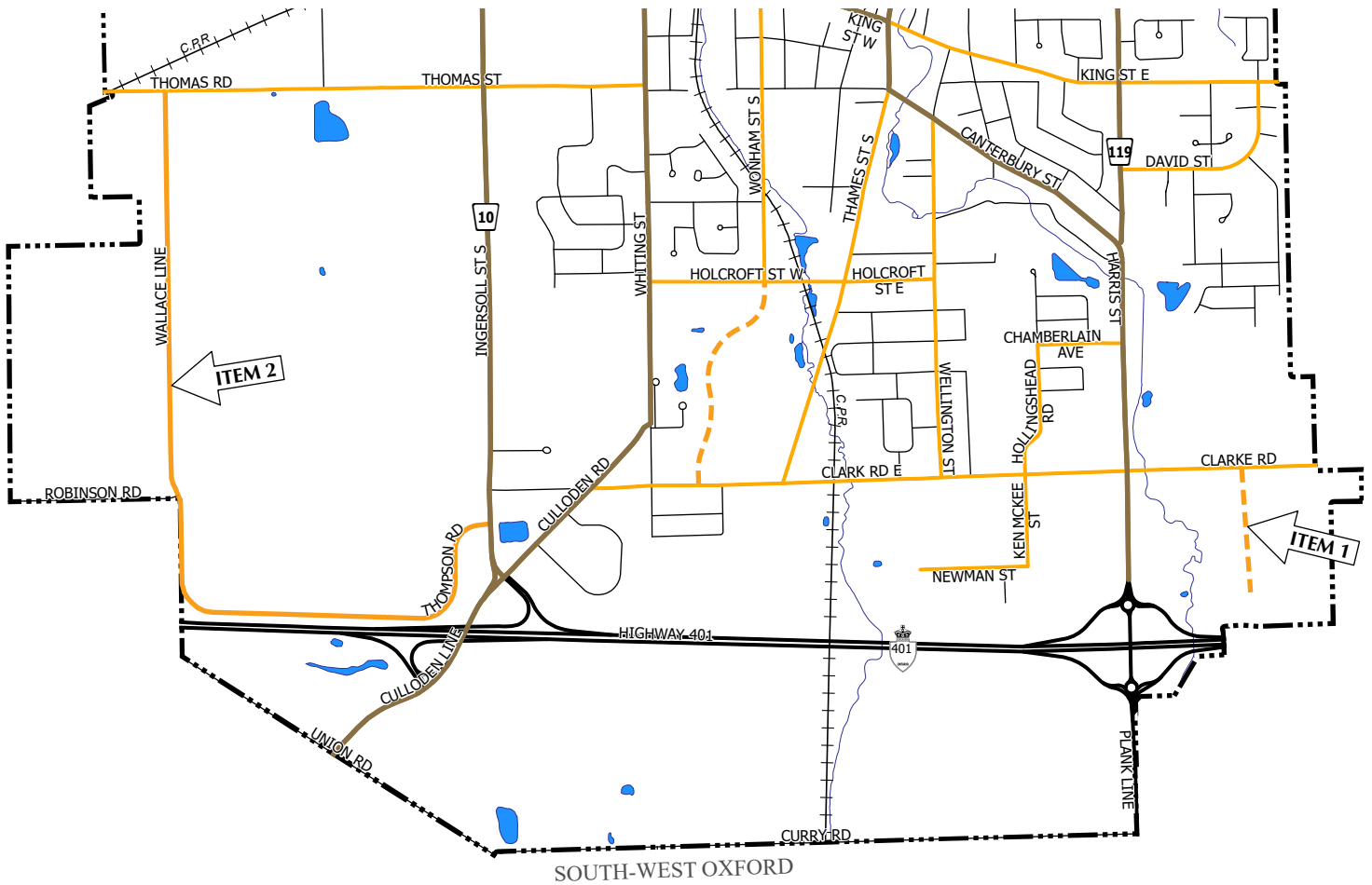
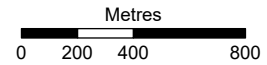
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-4"

**TOWN OF INGERSOLL  
TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD PLANNED COLLECTOR ROAD
- ITEM 2 - ADD COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
LEGEND**

- ARTERIAL ROAD
- COLLECTOR ROAD
- PLANNED COLLECTOR ROAD



# 6227-2024 op24-03-6\_OPA314

Final Audit Report

2024-04-24

Created:	2024-04-24
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy9n_-ppN3xLjsffJcG8-1mZ8ndIX7hEn

## "6227-2024 op24-03-6\_OPA314" History

-  Document created by Chloe Senior (csenior@oxfordcounty.ca)  
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-  Document emailed to Marcus Ryan (mryan@oxfordcounty.ca) for signature  
2024-04-24 - 4:10:04 PM GMT
-  Document emailed to Chloe Senior (csenior@oxfordcounty.ca) for signature  
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-  Document e-signed by Chloe Senior (csenior@oxfordcounty.ca)  
Signature Date: 2024-04-24 - 6:36:12 PM GMT - Time Source: server- IP address: 99.226.147.14
-  Agreement completed.  
2024-04-24 - 6:36:12 PM GMT

File No.: OP 23-01-6  
OWNER: TOWN OF INGERSOLL  
MUNICIPALITY: TOWN OF INGERSOLL

AMENDMENT NUMBER : 315  
DATE OF ADOPTION: APRIL 24, 2024  
DATE OF NOTICE: APRIL 26, 2024  
LAST DATE OF APPEAL: MAY 16, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6628-2024** on **April 24<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 315** 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 will implement the changes introduced to the Planning Act through Bill 23 and Bill 97, amending the current policies of the Official Plan to facilitate additional residential units (ARUs) in the Low Density Residential Designation and Entrepreneurial Districts within the Town of Ingersoll where residential uses are already permitted, subject to meeting various criteria.

**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 6-23-02**

**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 **Heather St. Clair, 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. 6628-2024

**BEING** a By-Law to adopt Amendment Number 315 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 315 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll 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 315 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 24<sup>th</sup> day of April, 2024.

READ a third time and finally passed this 24<sup>th</sup> day of April, 2024.



Marcus Ryan  
Marcus Ryan (Apr 24, 2024 14:30 EDT)

MARCUS RYAN, WARDEN

Chloe Senior

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy

April 25/24  
Date  
Lindsay A. Mansbridge, Deputy Clerk

AMENDMENT NUMBER 315  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 315 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 9.2.4 of the Official Plan respecting Low Density Residential Districts, and Section 9.3.2.3.2 respecting Entrepreneurial Areas to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

## 2.0 LOCATION OF LANDS AFFECTED

This Amendment will generally apply broadly to all areas within the Town of Ingersoll.

## 3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional unit within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment amends the policies for the Town of Ingersoll respecting Additional Residential Units (ARUs). The policy amendments regarding ARUs generally apply to all the lands within the Town of Ingersoll as shown on Schedule I-1 of the Official Plan.

It is the opinion of Staff that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and that the amendment supports the objectives and strategic initiatives of the Official Plan.

## 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4 - Low Density Residential Areas, as amended, is hereby further amended by adding the term 'additional residential units' so that the subsection titled DESCRIPTION shall read as follows:

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached dwellings, semi-detached and duplex dwellings, *additional residential units*, converted dwellings, quadraplexes, townhouses, and low density cluster *development*. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

It is not intended, however, that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule I-2.

- 4.2 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4 - Low Density Residential Areas, as amended, is hereby amended by deleting the final paragraph of the subsection titled CRITERIA FOR MULTIPLE UNITS and replacing it with the following paragraph:

Notwithstanding the above criteria, street-oriented multiples such as street townhouses, quadraplexes and converted dwellings may be permitted on local streets.

- 4.3 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.1.1, Street Oriented Infill, as amended, is hereby amended by deleting the word “consistent” from the first bullet point and replacing it with the word “compatible” so that the bullet point shall read as follows:

- the proposal is compatible with street frontage, setbacks and spacing of existing *development* within a two block area on the same street;

- 4.4 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.1.2, Backyard Infill, as amended, is hereby amended by deleting the first two paragraphs of the section and replacing them with the following:

In Low Density Residential areas, backyard infill *development* may involve new residential *development* on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial, or institutional sites.

Backyard infill may involve the *development* of existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 9.2.4.3 and Section 10.3.9, respectively.

- 4.5 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.3, Converted Dwellings, as amended, is hereby amended by deleting the entire section and replacing it with the following new section 9.2.4.3:

#### **9.2.4.3.1 Additional Residential Units (ARUs)**

##### **ADDITIONAL RESIDENTIAL UNITS**

The development of *additional residential units* (ARUs) within the Low Density Residential Areas and the Entrepreneurial Districts, shall be encouraged, where appropriate, with the objective of increasing the range and availability of housing options while maintaining the low density character of the housing and neighbourhoods comprising such areas.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Town has deemed it to be appropriate based on such considerations as the location, existing level of services and presence of natural hazards and/or other constraints.

To this end, Town Council shall establish appropriate zones and zoning provisions to permit the establishment of an *additional residential unit* in a single detached, semi-detached or street townhouse dwelling or a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two units in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall not generally be permitted on a lot that contains a boarding/lodging house, converted dwelling, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and the lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate parking, landscaping, stormwater management, and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new/expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general architectural character of the principle dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all additional residential units shall generally use the same driveway and parking area as the principal dwelling. New additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupant use and emergency purposes;
- to the extent feasible, existing trees and other desirable vegetation are preserved;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not be negatively affect adequate properties;

- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns will not be created or intensified (e.g. due to proximity to industrial areas or *major facilities*);
- the location of the proposed *additional residential unit(s)* and related services and outdoor amenity areas shall comply with all other applicable policies including but not limited to: Section 3.2, Environmental Resources Policies, and, Section 3.3, Cultural Resources Policies; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

#### ADDITIONAL RESIDENTIAL UNITS IN AN ANCILLARY BUILDING

The following additional criteria shall apply to the establishment of an *additional residential unit* in a structure ancillary to a single detached, semi-detached or street townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area(s) will allow for privacy for the occupants of the *additional residential unit*, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

#### SEVERANCE

*Additional residential units* must be located on the same lot as the principal dwelling and may not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

## ZONING

The Town's Zoning By-Law shall establish the specific zoning provisions that must be met for an *additional residential unit* to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including, but not limited to, lot frontage and area; type of unit permitted; unit size and location; building height, location and setbacks; landscaping and amenity areas; and parking and access.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-Law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks, etc.).

The zoning provisions for *additional residential units* will be implemented through a comprehensive, Town initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit(s)* will not generally be permitted.

## OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

### 9.2.4.3.2 Converted Dwellings

## CONVERTED DWELLINGS

Within Low Density Residential areas, Town Council may zone areas to permit the conversion of a principle dwelling into up to four dwelling units per lot in accordance with the following criteria:

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;
- existing municipal services will be adequate to accommodate the proposed conversion;
- lot sizes are sufficient to provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas; and,
- existing dwellings are generally of a size sufficient to accommodate the creation of additional dwelling unit(s).

## NO FURTHER CONVERSION

Where an *additional residential unit* has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

## ZONING

The Zoning By-law will limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

SITE DESIGN  
POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 9.2.7 are adequately addressed.

4.6 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.3.2.3.2, Entrepreneurial District, as amended, is hereby amended by adding the term '*additional residential units*' to the first bullet of the subsection titled PERMITTED USES IN EXISTING BUILDINGS so that it shall read as follows:

- residential uses including single-detached dwellings, semi-detached dwellings, *additional residential units*, converted dwellings, and bed and breakfast establishments, in accordance with the policies of Section 9.2;

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.



# 6228-2024 op23-01-6\_OPA315

Final Audit Report

2024-04-24

Created:	2024-04-24
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
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## "6228-2024 op23-01-6\_OPA315" History

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2024-04-24 - 6:35:55 PM GMT



Adobe Acrobat Sign

**File No.:** OP 23-13-7  
**OWNER:** HARVEST AVE INC.  
**APPLICANT:** GSP GROUP INC.  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 317  
**DATE OF ADOPTION:** MAY 22, 2024  
**DATE OF NOTICE:** MAY 24, 2024  
**LAST DATE OF APPEAL:** JUNE 13, 2024

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

---

Take notice that the Council of the County of Oxford passed By-Law No. **6636-2024** on **May 22<sup>nd</sup>, 2024**, to adopt **Official Plan Amendment No. 317** 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 purpose of the Official Plan Amendment is to redesignate the subject lands from 'Service Commercial' to 'High Density Residential' to facilitate the development of four apartment dwellings comprising up to 506 new residential units, together with approximately 789 m<sup>2</sup> (8,500 ft<sup>2</sup>) of commercial space within the building nearest to Simcoe Street, indoor and outdoor amenity space, and on-site parking for the residential and commercial uses.

**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 7-23-10 &  
TSPC 7-230**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

**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

COUNTY OF OXFORD

BY-LAW NO. 6636-2024

**BEING** a By-Law to adopt Amendment Number 317 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 317 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 317 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 22<sup>nd</sup> day of May 2024.

READ a third time and finally passed this 22<sup>nd</sup> day of May 2024.



Marcus Ryan  
Marcus Ryan (May 22, 2024 10:05 EDT)  
MARCUS RYAN, WARDEN

Chloe Senior  
CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

May 23/24 L. Mansbridge  
Date Lindsey A. Mansbridge, Deputy Clerk

AMENDMENT NUMBER 317  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules constitutes  
Amendment Number 317 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to redesignate certain lands in the Town of Tillsonburg from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of four apartment buildings comprising 506 units. The proposed amendment includes site specific policies for increased residential density on the site and permits Service Commercial uses within a portion of one of the proposed buildings.

To ensure that the lands are developed in an orderly manner with respect to the provision of municipal services and consideration of parking to meet the needs of the development, the proposed amendment also includes policies regarding phasing.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located at the easterly boundary of the Town of Tillsonburg, on the north side of Simcoe Street, west of Westtown Line. The lands comprise an area of approximately 4.0 ha (10.0 ac) and are legally described as Part Lot 24, Plan 1653 41R-8458 in the Town of Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate a portion of the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of four apartment buildings on the lands. The amendment includes special provisions related to the density of residential development on the site as well as provision for the service commercial uses on the lands.

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

The lands are suitable for high density residential and service commercial development as the lands have direct access to Simcoe Street, an arterial road that is capable of accommodating the expected traffic generated by the lands. Harvest Lane, which forms the northerly border of the lands is identified as a collector road which will provide access to Westtown Line (also a collector) and Simcoe Street.

The site is located in an area of mixed residential, institutional and service commercial development and it is the opinion of Council that the proposed use of the lands is appropriate for the area with respect to the character and scale of adjacent uses. The development will have limited impact on the residential and institutional lands to the north and the existing and permitted service commercial uses in the vicinity are considered compatible with the proposed high density residential use of the lands.

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



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

To ensure that the lands are developed in an orderly manner, the proposed amendment includes specific policies regarding the phasing of development with a view to ensuring that matters related to municipal servicing and parking for future phases of development are reviewed prior to development proceeding.

#### 4.0 DETAILS OF THE AMENDMENT

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

"8.2.6.2.2        North side of Simcoe Street, South of Harvest Lane and West of Westtown Line  
(Part Lot 24, Plan 1653, 41R-8458, Town of Tillsonburg)

On those lands identified as having reference to this section:

The lands shall be developed with a minimum net residential density of 63 units/ha (26 units/ac) and a maximum net residential density of approximately 126 units/ha (51 units/ac).

In addition to the uses permitted in High Density Residential Districts, the full range of uses supported in the Service Commercial designation will be permitted within an apartment building. Such development must be of limited scale and clearly a secondary element relative to the residential apartment building.

Development of the lands shall be phased to the satisfaction of the County of Oxford and the Town of Tillsonburg. Each phase shall be reviewed to ensure the availability of water and wastewater services required to facilitate development, and that adequate parking to meet the needs of the development is provided.

The Town and/or County will utilize restrictive zoning (i.e. holding provisions) and any other land use tools that are deemed to be appropriate to ensure that the items above are addressed to the Town and/or County's satisfaction, prior to development."



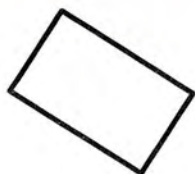
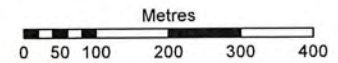
5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 317  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



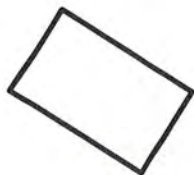
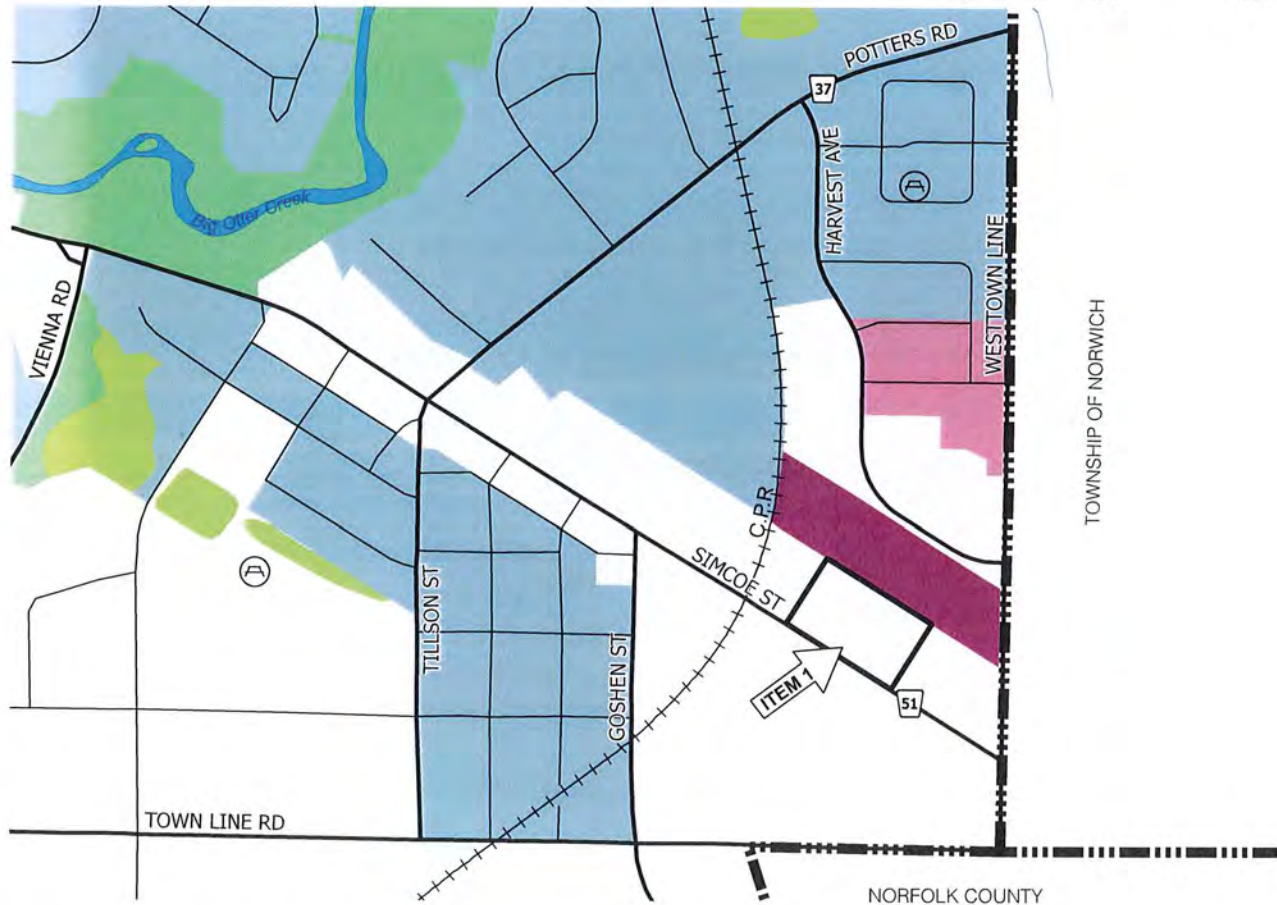
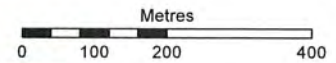
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- SERVICE COMMERCIAL
- COMMUNITY FACILITY
- INDUSTRIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 317  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- A PROPOSED PARK











# 6636-2024 OP23-13-7\_byl--OPA317

Final Audit Report

2024-05-22

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Status:	Signed
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## "6636-2024 OP23-13-7\_byl--OPA317" History

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2024-05-22 - 6:49:04 PM GMT



**File No.:** OP 23-10-8  
**OWNER:** TIFFANY DEVELOPMENTS INC.  
**APPLICANT:** N/A  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 319  
**DATE OF ADOPTION:** JUNE 26, 2024  
**DATE OF NOTICE:** JUNE 27, 2024  
**LAST DATE OF APPEAL:** JULY 17, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6641-2024** on **June 26<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 319** 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 proposes to amend the 'High Density Residential' designation that currently applies to the subject lands to include a site-specific policy that will facilitate a 13-storey apartment building containing up to 213 dwelling units. The number of units proposed requires a specific policy to allow for an increase in the maximum density within the 'High Density Residential' designation.

**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 specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for an Official Plan Amendment to the Ontario Land Tribunal.

**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 8-23-16**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

**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



COUNTY OF OXFORD

BY-LAW NO. 6641-2024

**BEING** a By-Law to adopt Amendment Number 319 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 319 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 Amendment 319 to the County of Oxford Official Plan 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 319 to the County of Oxford Official Plan, being the attached 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 26<sup>th</sup> day of June, 2024.

READ a third time and finally passed this 26<sup>th</sup> day of June, 2024.



Marcus Ryan  
Marcus Ryan (Jun 26, 2024 13:57 EDT)

MARCUS RYAN

WARDEN

Chloe Senior

CHLOÉ SENIOR

CLERK

AMENDMENT NUMBER 319  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 319 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the site-specific 'High Density Residential' designation of the subject lands to facilitate the development of a 13 storey apartment dwelling house with a maximum of 213 dwelling units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Block 137, Plan 41M-234, Part 3, 41R-8712 in the City of Woodstock. The lands are located on the south side of Alberta Avenue, at the intersection of Alberta Avenue and Juliana Drive and are municipally known as 335 Juliana Drive.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 13 storey apartment dwelling house comprising up to 213 dwelling units on the subject lands. Specifically, the amendment proposes to increase the maximum density permitted on the site from 179 units/ha (72 units/ac) to 260 units/ha (109 units/ac).

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density development, and the subject lands are buffered from low density development in the area by institutional-type land uses. The designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 142 residential units, was established by recommendations and decisions made by Woodstock and County Councils in 2006 and amended in 2022.

The increase in the permitted density of the development above the current maximum of 179 units/ha (72 units/ac) is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development.

The subject lands comprise approximately 0.79 ha (1.95 ac) and the applicant is proposing a maximum of 213 units, which constitutes a residential density of approximately 260 units/ha (109 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.



Council is satisfied that the increased number of units proposed for the site will not compromise the ability of the lands to accommodate landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking. By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space.

As such, Council is of the opinion that the increased density required to accommodate the development is appropriate and that the lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

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 Section 7.2.6.2 – *Specific Development Policies*, as amended, is hereby further amended by deleting Section 7.2.6.2.4 and replacing it with the following:

“7.2.6.2.4 Corner of Juliana Drive and Alberta Avenue

In addition to the uses permitted in High Density Residential Districts, lands located at the intersection of Juliana Drive and Alberta Avenue comprising approximately 0.79 ha (1.95 ac) may include a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office space and commercial space. Such development must be of a limited scale and clearly a secondary element relative to the residential component of the site.

Further, and notwithstanding any other policies of this plan, the total number of residential units shall not exceed 213.”

#### 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.









# 6641-2024 op23-10-8\_byl-6641-2024-OPA319-20240626

Final Audit Report

2024-06-26

Created:	2024-06-26
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
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2024-06-26 - 5:57:31 PM GMT

**File No.:** OP 24-05-8  
**OWNER:** CARESSANT CARE NURSING AND  
RETIREMENT HOMES LTD. & LAVELLE  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 320  
**DATE OF ADOPTION:** AUGUST 15, 2024  
**DATE OF NOTICE:** AUGUST 15, 2024  
**LAST DATE OF APPEAL:** SEPTEMBER 4, 2024

---

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6646-2024** on **August 15<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 320** 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 Official Plan amendment proposes to redesignate the subject lands from Community Facility to Residential and Low Density Residential to recognize and facilitate the continued use of the lands for single detached residential purposes (i.e. an existing single-detached dwelling).

**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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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 8-24-12**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

**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



COUNTY OF OXFORD

BY-LAW NO. 6646-2024

**BEING** a By-Law to adopt Amendment Number 320 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 320 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 Amendment 320 to the County of Oxford Official Plan 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 320 to the County of Oxford Official Plan, being the attached 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 14<sup>th</sup> day of August, 2024.

READ a third time and finally passed this 14<sup>th</sup> day of August, 2024.

Marcus Ryan  
Marcus Ryan (Aug 24, 2024 TESTED)

MARCUS RYAN

WARDEN

Chloe Senior

CHLOË SENIOR

CLERK



I hereby certify this to be a true copy.

Aug 15/24  
Date

Chloe J. Senior  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 320  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text and schedules, constitutes  
Amendment Number 320 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Community Facility to Residential and Low Density Residential to facilitate the continued use of the subject lands for low density residential purposes.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock. The lands are located on the south side Walter Street between Fyfe Avenue and Norwich Avenue and are municipally known as 801 Walter Street.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the continued use of the subject lands for low density residential purposes. Specifically, the proposed amendment would recognize an existing single-detached dwelling.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are suitable for low density residential development as the lands are in an area that is characterized by a mix of community facility, commercial and low density residential uses. . The designation of the lands for low density residential use, and the implementing zoning by-law amendment will permit a single detached dwelling which currently exists on the subject lands.

The subject lands have an area of approximately 929.4 m<sup>2</sup> (10,004.5 ft<sup>2</sup>) and comply with the zone provisions of the R2 Zone, providing enough area for setbacks, drainage and amenity spaces. Council is of the opinion that the change in designation required to recognize the dwelling is appropriate and that the lands are of a sufficient size to support the existing residential use.

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 designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Residential"; and

4.2 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".

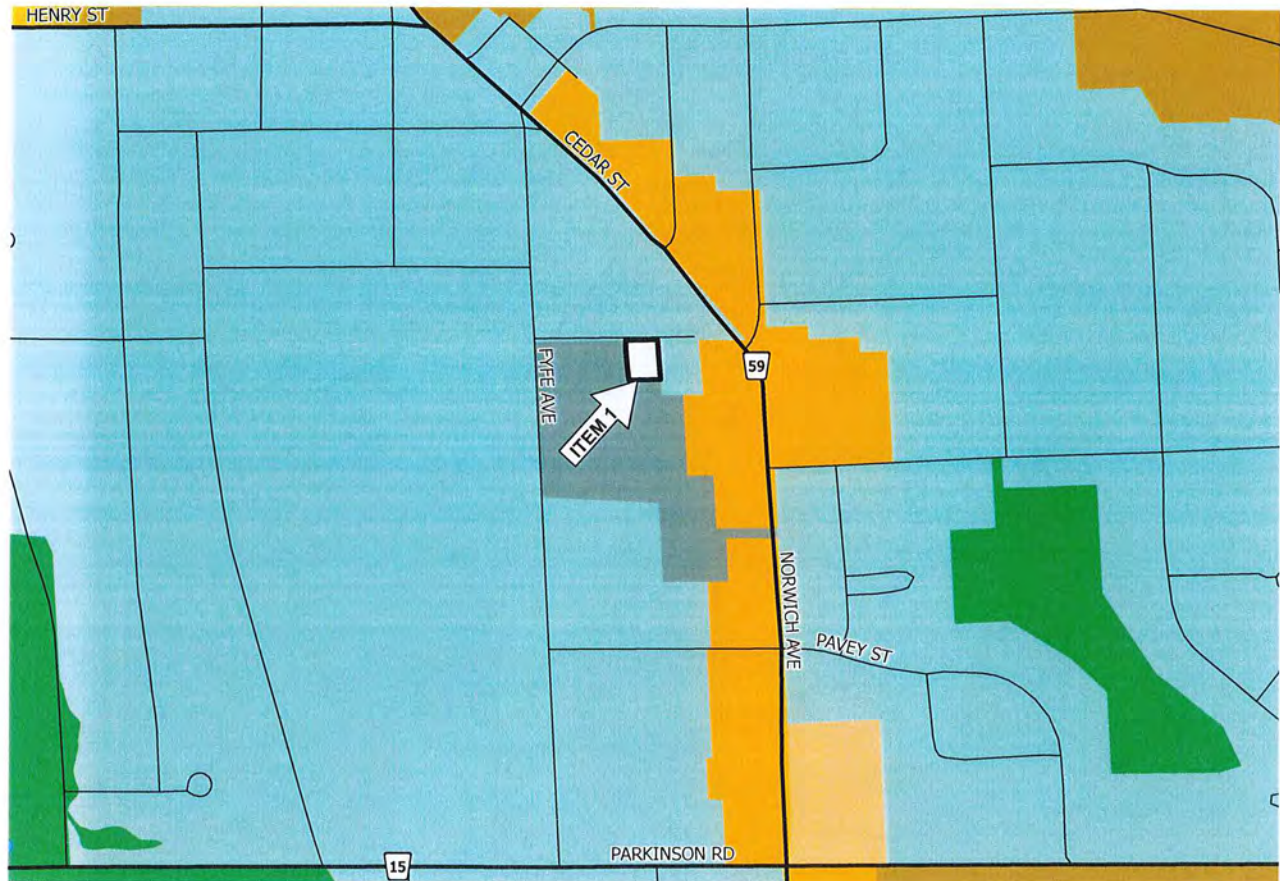
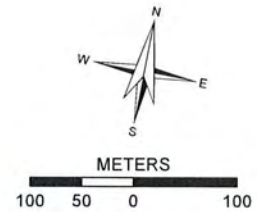
5.0 IMPLEMENTATION

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. 320  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-1"  
**CITY OF WOODSTOCK  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

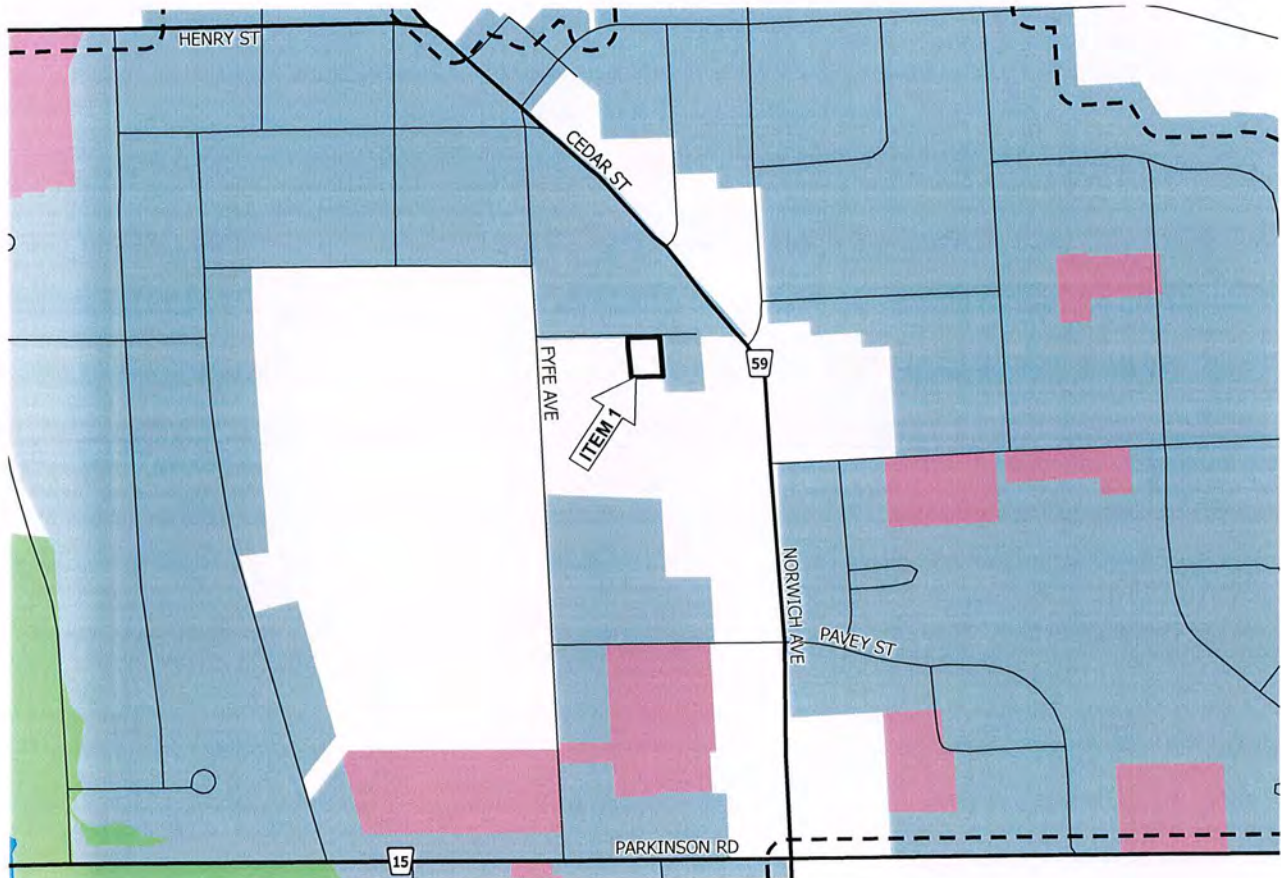
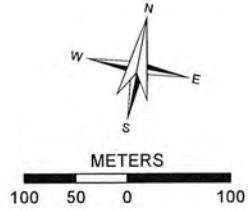
ITEM 1 - CHANGE FROM COMMUNITY FACILITY  
 TO LOW DENSITY RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

	RESIDENTIAL
	NEIGHBOURHOOD SHOPPING CENTRE
	SERVICE COMMERCIAL
	TRADITIONAL INDUSTRIAL
	COMMUNITY FACILITY
	OPEN SPACE



SCHEDULE "A"  
AMENDMENT No. 320  
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

**RESIDENTIAL DENSITY PLAN  
LEGEND**

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











# 6646-2024 op24-05-8\_OPA320

Final Audit Report

2024-08-14

Created:	2024-08-14
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
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## "6646-2024 op24-05-8\_OPA320" History

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Signature Date: 2024-08-14 - 10:59:14 PM GMT - Time Source: server
-  Agreement completed.  
2024-08-14 - 10:59:14 PM GMT



**File No.:** OP 21-14-5  
**OWNER:** RONALD WILSON  
**APPLICANT:** GSP GROUP INC.  
**MUNICIPALITY:** TOWNSHIP OF ZORRA

**AMENDMENT NUMBER :** 321  
**DATE OF ADOPTION:** JULY 10, 2024  
**DATE OF NOTICE:** JULY 17, 2024  
**LAST DATE OF APPEAL:** AUGUST 6, 2024

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

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Take notice that the Council of the County of Oxford passed **By-Law No. 6644-2024** on **July 10<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 321** 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 Official Plan Amendment proposes to designate additional lands within the Village of Thamesford identified as a 'Special Policy Area Requiring Secondary Planning' for residential use and to expand the current Village boundary for similar purposes. Specifically, the lands are proposed to be designated 'Low Density Residential' and 'Medium Density Residential' to facilitate a range of housing types in Thamesford.

**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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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(s):**  
**ZN 5-22-07; B22-40-5 & B22-43-5**

**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. 6644-2024

**BEING** a By-Law to adopt Amendment Number 321 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 321 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Zorra and the County of Oxford has held a public meeting, and has recommended Amendment Number 321 to the County of Oxford Official Plan for adoption, and,

**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 321 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 10<sup>th</sup> day of July, 2024.

READ a third time and finally passed this 10<sup>th</sup> day of July, 2024.



Marcus Ryan  
Marcus Ryan (L) 2024 23.50 (E) 1

MARCUS RYAN, WARDEN

Chloe Senior

CHLOÉ J. SENIOR, CLERK

I hereby certify this to be a true copy.

7/10/24  
Date

Chloe J. Senior  
Chloe J. Senior,  
Clerk

AMENDMENT NUMBER 321  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto constitutes  
Amendment Number 321 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the whole of the subject lands from 'Agricultural Reserve' and 'Special Provision Policy Area Requiring Secondary Planning' to 'Low Density Residential' (LDR) and 'Medium Density Residential' (MDR), and further, to expand the settlement boundary of Thamesford by including an additional area of approximately 4.4 ha (10.9 ac) to facilitate future residential development on the subject lands.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located on the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road), and are municipally known as 682776 Road 68, Township of Zorra.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands for low and medium density residential use, including lands proposed to be added for the purpose of rounding out of the existing settlement boundary of the Village of Thamesford by incorporating an additional 4.4 ha (10.9 ac) into the Village. The whole of the lands to be designated for residential purposes comprises approximately 21.9 ha (54.2 ac).

The designation of the subject lands for low and medium density residential uses maintains Council's strategic goals and objectives and will ensure orderly development and an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25 year planning horizon for the Township of Zorra and represents an efficient and appropriate use of lands.

Council is also of the opinion that the proposal supports the strategic initiatives and objectives of the Official Plan, as the amendment will facilitate efficient subdivision design and help to accommodate future population growth. The proposed development will provide additional housing choices within the Village of Thamesford while utilizing existing municipal services and the existing transportation networks within the Village.

Further, Council is of the opinion that both low and medium density development is compatible with the existing residential uses to the south and east and is not anticipated to have a negative impact on the surrounding properties in regard to compatibility or traffic.

It has been determined that the inclusion of the addition 4.4 ha (10.9 ac) into the settlement boundary is a logical rounding out of the existing Village boundary in this specific circumstance, given the location of the existing municipal drain in relation to the current settlement boundary. The whole of the lands proposed for development will require further investigation and study as part of any future proposals.



To further ensure the lands are developed appropriately, future studies will be required to address items such as noise impact, environmental impact, traffic impact and floodplain analysis. The details of these required studies are identified in Section 4.0 – Details of the Amendment.

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 “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 ‘Serviced Village’.
- 4.2 That Schedule “Z-1” – Township of Zorra 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 ‘Agricultural Reserve’ to ‘Settlement’.
- 4.3 That Schedule “Z-2” – Village of Thamesford Land Use 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’.
- 4.4 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, to ‘Low Density Residential’.
- 4.5 That Schedule “Z-2” – Village of Thamesford 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 ‘Special Provision Policy Area’ to ‘Low Density Residential’.
- 4.6 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 4” on Schedule “A” attached hereto, from ‘Special Provision Policy Area’ to ‘Medium Density Residential’.
- 4.7 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 5” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Medium Density Residential’.
- 4.8 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by identifying those lands identified as “ITEM 6” on Schedule “A” attached hereto, as the Settlement Boundary of the Village of Thamesford.
- 4.9 That Section 6.2.2.5 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.2.5.6T North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra



LOCATION

The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15<sup>th</sup> Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road).

POLICIES

The lands to which this subsection applies shall be developed by plan of subdivision in accordance with the requirements of the Planning Act and all applicable policies of the Provincial Policy Statement and County Official Plan. The following materials, in addition to any other information or materials deemed to be necessary and/or appropriate by the County of Oxford and/or the Township of Zorra to address the applicable policies and requirements of this Plan, shall be submitted by the applicant as part of a complete application:

- A detailed functional servicing design package, including at minimum, a stormwater management report, grading drawings, plan and profile drawings, erosion and sediment control drawings, storm sewer and sanitary sewer drawings and design details, and a watermain report confirming proposed diameter and adequate flows will be provided.
- A detailed Noise Impact Assessment (NIA) and compatibility study that evaluates existing and/or potential noise and vibration impacts on the development related to existing licenced sand and gravel pits to the west and northwest of the subject lands.
- An Air Quality Assessment that evaluates air quality impacts on the development related to the above-noted sand and gravel pits.
- A detailed Noise Feasibility Study to address noise generated from roads, rail, stationary sources.
- A traffic or transportation impact study that addresses impacts on existing local/collector residential streets, Hwy 2 and any intersections as determined by the Township and/or County.
- A floodplain model related to the Humphrey Drain and/or any other feature identified, for any development proposed below an elevation of 283 m geodetic to the satisfaction of the Upper Thames River Conservation Authority.
- An Environmental Impact Study for any development that encroaches into the regulation limit of the Upper Thames River Conservation Authority to the satisfaction of the Authority and/or the Township or County

SUBDIVISION  
DESIGN

Notwithstanding any other policies of the Official Plan to the contrary, , minor modifications to the delineation of areas designated 'Low Density Residential' and 'Medium Density Residential' may be implemented to address issues associated with the internal road network or other subdivision design elements without further approval being required. Any such modifications will be at the sole discretion of the County and/or Township of Zorra.

## DENSITY

Where proposed densities exceed the maximum density provisions set out in the Official Plan for low and medium density residential development, the owner shall submit sufficient information to demonstrate to the satisfaction of the County and Township that such density is appropriate. Detailed submissions addressing the full range of considerations will be required and will include, but not necessarily be limited to, servicing capacity, traffic impacts, natural hazards, natural heritage, community facilities, and land use compatibility.

In addition to the foregoing, at such time that applications are submitted for zoning and draft plan of subdivision, the owner shall be required to submit detailed plans containing sufficient information to determine appropriate density for lands designated for low and medium density residential use. Such plans will address the scale of development and include relevant details regarding parking, landscaped open space, drainage, grading, street access, etc. to the satisfaction of the Township and County with a view to determining appropriate density levels and unit type mix within the development.

- 4.10 That Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.3.2.5 North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra

## LOCATION

The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15<sup>th</sup> Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road).

## POLICIES

The lands to which this subsection applies shall be subject to and developed in accordance with the policies contained in Section 6.2.2.5.6 and all other applicable policies of this Plan.

## 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.

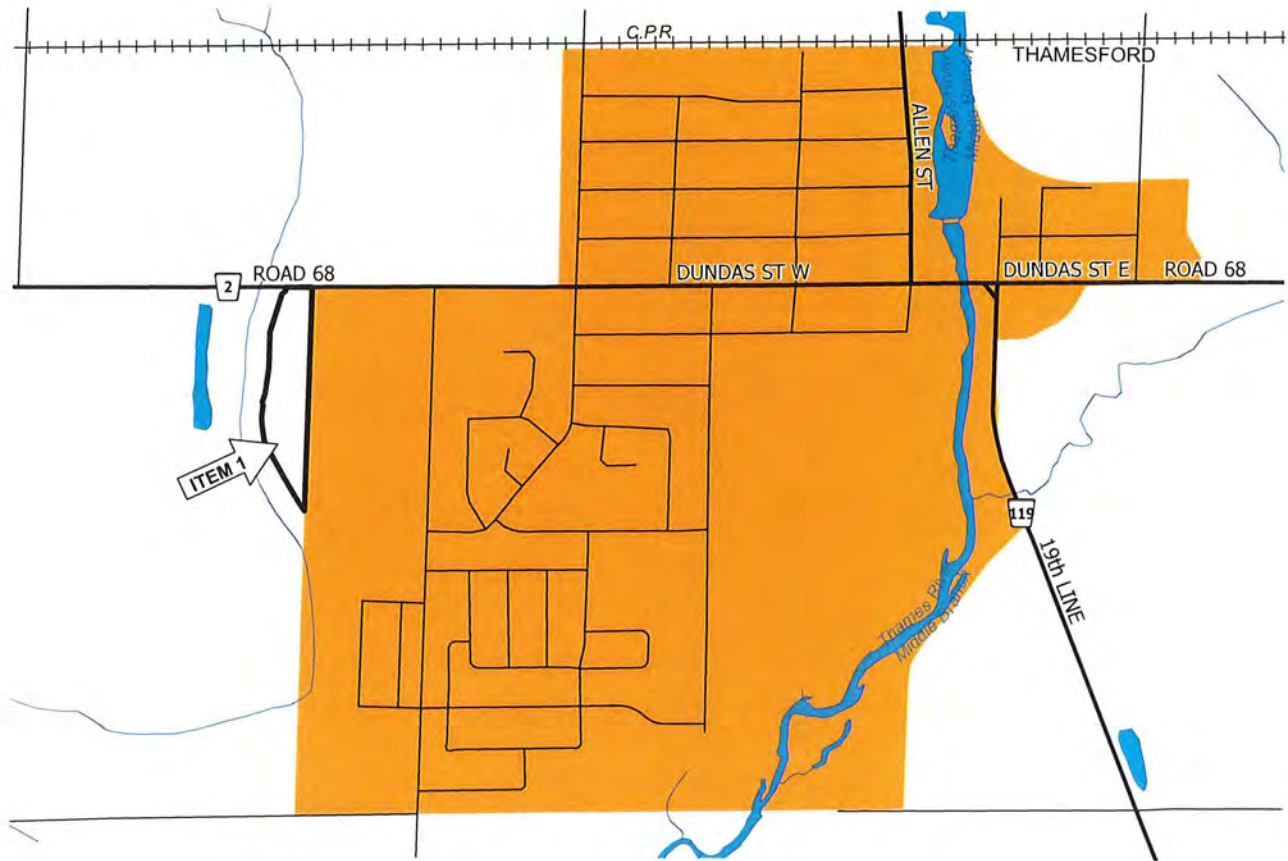
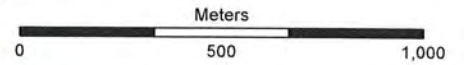
SCHEDULE "A"  
AMENDMENT No. 321

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
SETTLEMENT STRATEGY PLAN**



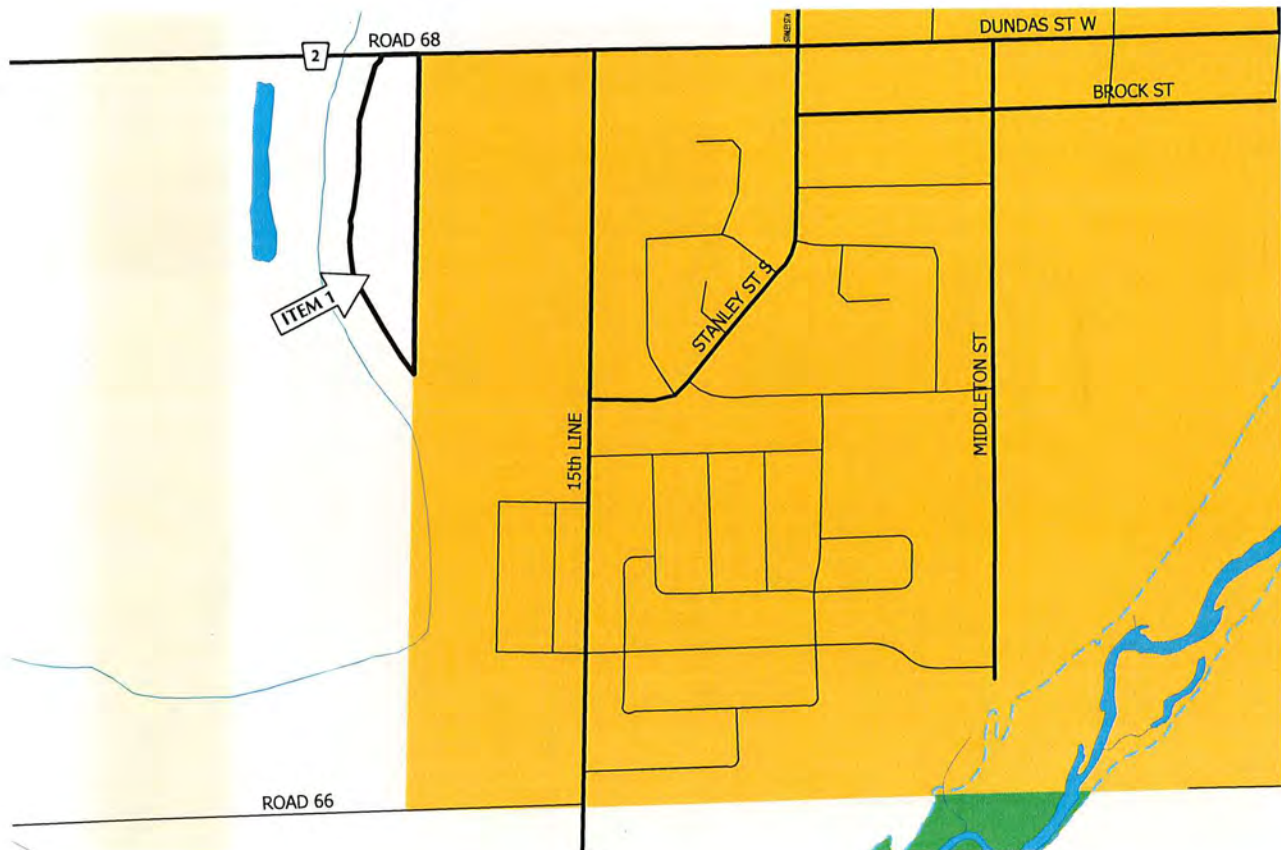
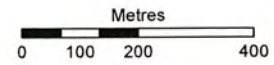
**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO SERVICED VILLAGES

**SETTLEMENT STRATEGY PLAN  
LEGEND**

 SERVICED VILLAGES

SCHEDULE "A"  
 AMENDMENT No. 321  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "Z-1"  
**TOWNSHIP OF ZORRA  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

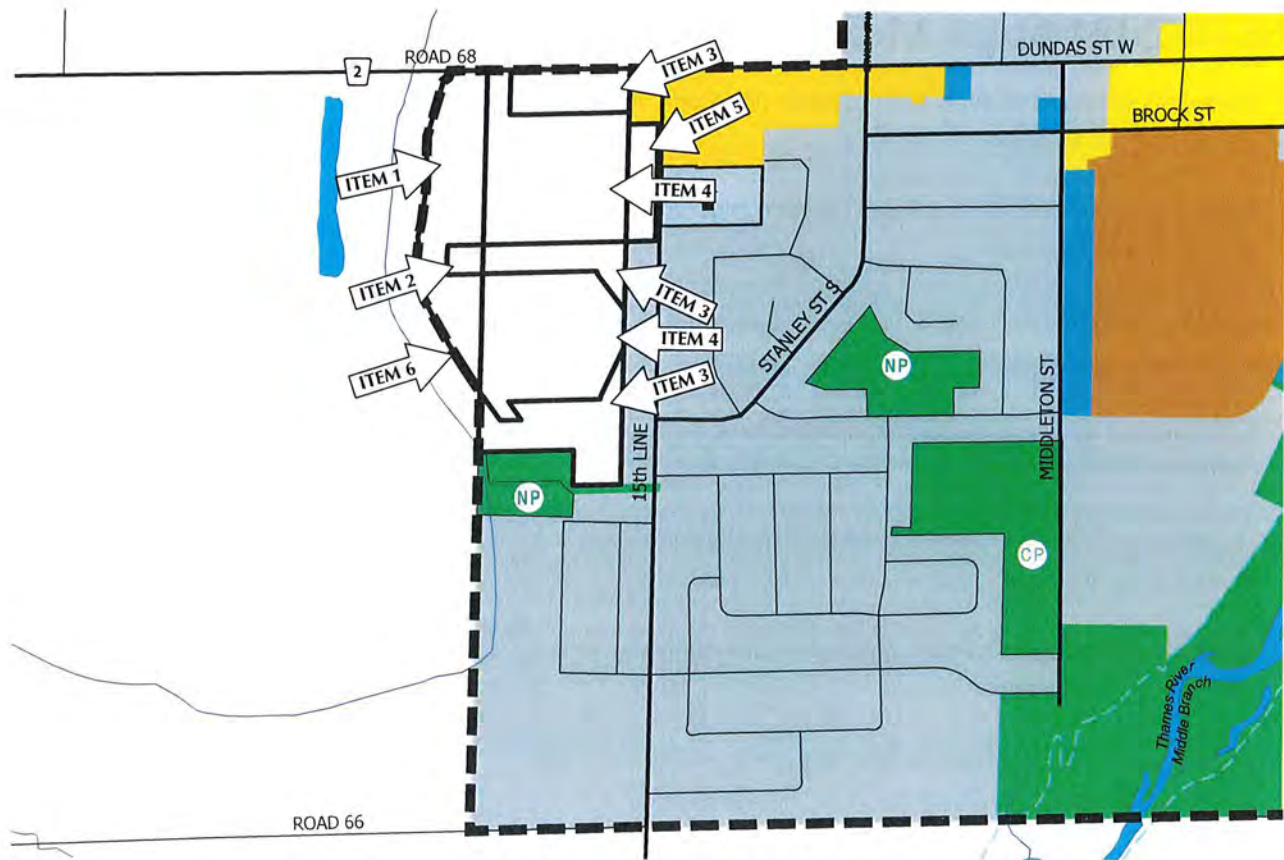
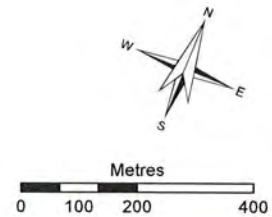
ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
 TO SETTLEMENT

**LAND USE PLAN  
 LEGEND**

- AGRICULTURAL RESERVE
- SETTLEMENT
- OPEN SPACE
- FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 321  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "Z-2"  
**VILLAGE OF THAMESFORD**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 3 - CHANGE TO LOW DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 4 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 5 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM LOW DENSITY RESIDENTIAL
- ITEM 6 - CHANGE SETTLEMENT BOUNDARY

**LAND USE PLAN  
 LEGEND**

	VILLAGE CORE		SCHOOL
	SERVICE COMMERCIAL		COMMUNITY PARK
	LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD PARK
	MEDIUM DENSITY RESIDENTIAL		FLOODLINE
	INDUSTRIAL		SETTLEMENT BOUNDARY
	OPEN SPACE		




# 6644-2024 op21-14-5\_byl-6644-2024-OPA321

Final Audit Report

2024-07-10

Created:	2024-07-10
By:	Chloe Senior (csenior@oxfordcounty.ca)
Status:	Signed
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2024-07-10 - 5:53:39 PM GMT





**File No.:** OP 23-04-1  
**OWNER:** 1967113 ONTARIO INC.  
**MUNICIPALITY:** TOWNSHIP OF BLANDFORD-BLENHEIM

**AMENDMENT NUMBER :** 323  
**DATE OF ADOPTION:** SEPTEMBER 11, 2024  
**DATE OF NOTICE:** SEPTEMBER 25, 2024  
**LAST DATE OF APPEAL:** OCTOBER 15, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6653-2024** on **September 11<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 323** 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 proposes the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate the development of 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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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 23-01-1 &  
ZN 1-23-02**

**Getting Additional Information**

Additional information about the application and/or decision is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Dustin Robson, Development Planner – 519-539-9800 x3211**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3001

COUNTY OF OXFORD

BY-LAW NO. 6653-2024

**BEING** a By-Law to adopt Amendment Number 323 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 323 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Blandford-Blenheim 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 323 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 11<sup>th</sup> day of September, 2024.

READ a third time and finally passed 11<sup>th</sup> day of September, 2024.

I hereby certify this to be a true copy.

Sept 12/24 *L. Mansbridge*  
Date Lindsey A. Mansbridge, Deputy Clerk

*Marcus Ryan*  
\_\_\_\_\_  
Marcus Ryan (Dep. C.L. 2024-06-07-02)

MARCUS RYAN, WARDEN



*Lindsey A. Mansbridge*  
\_\_\_\_\_  
Lindsey A. Mansbridge (Dep. C.L. 2024-06-26-01)

LINDSEY MANSBRIDGE, DEPUTY CLERK

AMENDMENT NUMBER 323  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule attached hereto,  
constitutes Amendment Number 323 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate a residential subdivision with an initial phase consisting of 19 lots for single-detached dwelling units, 22 street townhouse residential units, a stormwater management block, the extension of Henry Street, and the construction of a new local street connecting to Oxford Road 3, in the Village of Drumbo.

Through subsequent phases, which will require the approval of both Township and County Councils, it is expected that the full extent of the residential subdivision will consist of 43 lots for single-detached dwellings, 44 street townhouse units, and 40 stacked townhouse units.

## 2.0 LOCATION OF LANDS AFFECTED

Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

## 3.0 BASIS FOR THE AMENDMENT

The designation of the subject lands for a mix of low density and medium density residential uses 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 new residential development over the 25-year planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is considered to be an appropriate form of intensification within a designated settlement.

Council is of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment and proposed development will provide additional housing choices within the Village of Drumbo while utilizing existing municipal services and appropriate connections to existing transportation networks within the Village.

Council is of the opinion that the proposal of single detached dwellings, street townhouses, and stacked townhouses is compatible with the existing residential uses to the north. The development is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for both the Low Density Residential and Medium Density Residential designations is appropriate in the context of the proposed development as the exceedance is minor, will be compatible with surrounding land uses, and the overall density expected

when the lands are fully developed will be within the ranges contemplated by the Official Plan for serviced villages.

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

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "B-3" – Village of Drumbo 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 'Low Density Residential' to 'Medium Density Residential'.

4.2 That Schedule "B-3" – Village of Drumbo 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 'Low Density Residential' to 'Open Space'.

4.3 That Section 6.2.2 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.2.5 – *Special Development Policies*:

"6.2.2.5.6 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.

**Location** Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

**Policies** Notwithstanding Section 6.2.2.5.5, *Drumbo Secondary Plan*, or any other relevant policies of the Official Plan to the contrary, the net residential density in the Low Density Residential area shall not exceed 26 units per hectare (11 units per acre) and the minimum net residential density shall be 18 units per hectare (6 units per acre).

4.4 That Section 6.2.3 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.3.2 – *Special Development Policies*:

"6.2.3.2.5 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.



<b>Location</b>	Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.
<b>Policies</b>	Notwithstanding Section 6.2.3.2.4, <i>Drumbo Secondary Plan</i> , or any other relevant policies of the Official Plan to the contrary, the net residential density in the Medium Density Residential area shall not exceed 52 units per hectare (21 units per acre) and the minimum net residential density shall be 26 units per hectare (11 units per acre).

## 5.0 IMPLEMENTATION

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

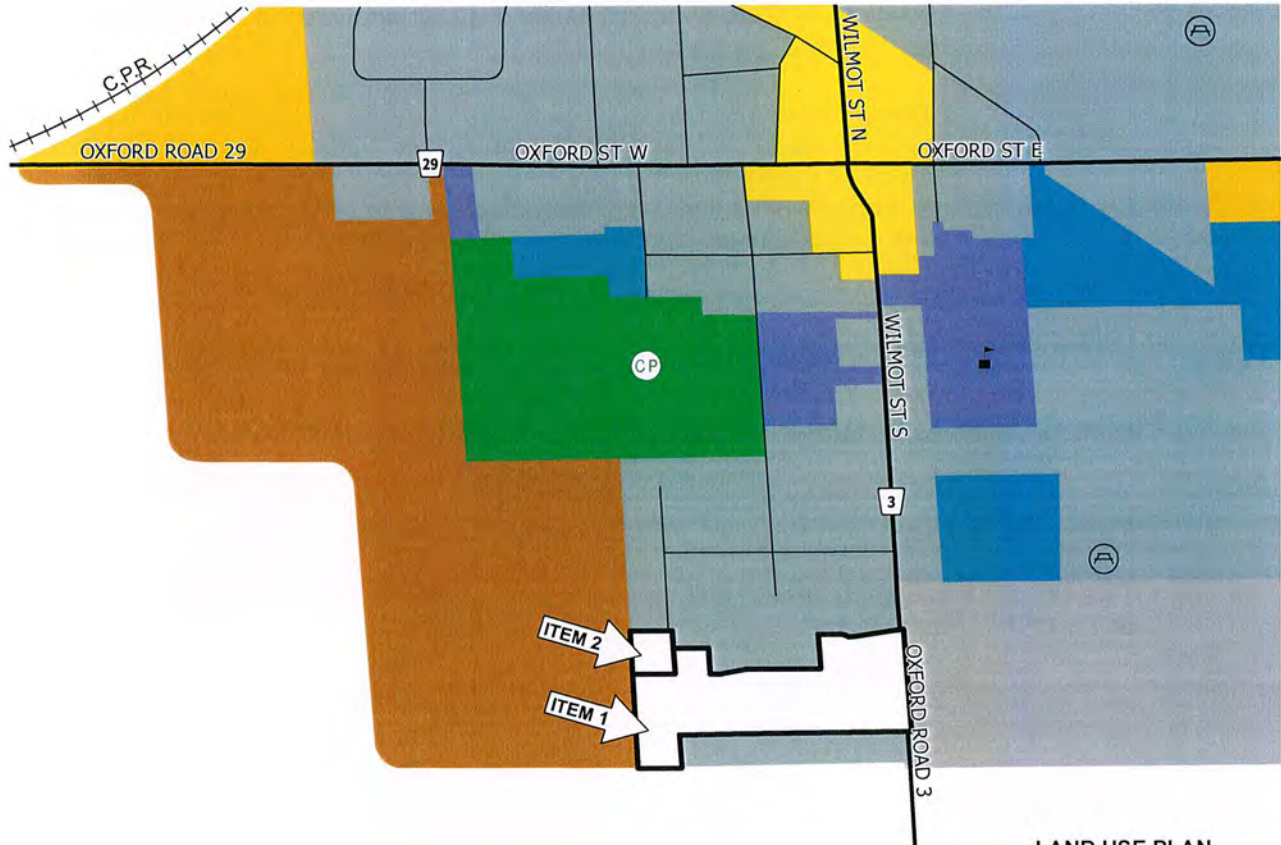
## 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 323  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "B-3"  
**VILLAGE OF DRUMBO**  
**LAND USE PLAN**



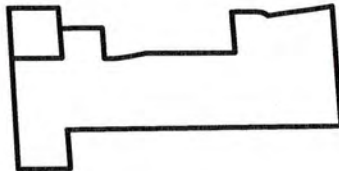
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**LAND USE PLAN  
 LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MINOR INSTITUTIONAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- A PROPOSED PARK
- SCHOOL
- CP COMMUNITY PARK

**- AREA OF THIS AMENDMENT**



- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE

# 6653-2024 OPA 323

Final Audit Report

2024-09-11

Created:	2024-09-11
By:	Lindsey A. Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI9FTtrhTb0__quAl6QyGuA5-rHIZZkfj

## "6653-2024 OPA 323" History



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2024-09-11 - 7:04:24 PM GMT



Document emailed to mryan@oxfordcounty.ca for signature

2024-09-11 - 7:04:32 PM GMT



Document emailed to Lindsey Mansbridge (lmansbridge@oxfordcounty.ca) for signature

2024-09-11 - 7:04:32 PM GMT



Signer Lindsey Mansbridge (lmansbridge@oxfordcounty.ca) entered name at signing as Lindsey A. Mansbridge

2024-09-11 - 7:26:40 PM GMT



Document e-signed by Lindsey A. Mansbridge (lmansbridge@oxfordcounty.ca)

E-signature hosted by Lindsey A. Mansbridge (lmansbridge@oxfordcounty.ca)

Signature Date: 2024-09-11 - 7:26:42 PM GMT - Time Source: server



Email viewed by mryan@oxfordcounty.ca

2024-09-11 - 8:36:52 PM GMT



Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan

2024-09-11 - 8:37:28 PM GMT



Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)

Signature Date: 2024-09-11 - 8:37:30 PM GMT - Time Source: server



Agreement completed.

2024-09-11 - 8:37:30 PM GMT



Adobe Acrobat Sign

**File No.:** OP 23-14-7  
**OWNER:** SOUTHSIDE CONSTRUCTION MGMT LTD.  
**APPLICANT:** ZELINKA PRIAMO, C/O CASEY KULCHYCKI  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 318  
**DATE OF ADOPTION:** SEPTEMBER 25, 2024  
**DATE OF NOTICE:** OCTOBER 8, 2024  
**LAST DATE OF APPEAL:** OCTOBER 28, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6659-2024** on **September 25<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 318** 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 purpose of the Official Plan Amendment is to redesignate the subject lands from Medium Density Residential to High Density Residential to facilitate the development of an apartment dwelling containing up to 105 new residential units, a 4-unit townhouse block, and a 6-unit townhouse block, for a total of up to 115 new residential units.

**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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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 23-14-7**

**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 **Laurel Davies Snyder, Development Planner – 519-539-9800 x3217**

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

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



COUNTY OF OXFORD

BY-LAW NO. 6659-2024

**BEING** a By-Law to adopt Amendment Number 318 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 318 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 318 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 25<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 25<sup>th</sup> day of September, 2024.

Marcus Ryan

Marcus Ryan (Sep 25, 2024 15:53 EDT)

MARCUS RYAN,

WARDEN



Lindsey A. Mansbridge

LINDSEY MANSBRIDGE,

CLERK

I hereby certify this to be a true copy.

Sep 26/24  
Date  
Lindsey A. Mansbridge  
Lindsey A. Mansbridge, Deputy Clerk  
LM

AMENDMENT NUMBER 318  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes  
Amendment Number 318 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

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

## 2.0 LOCATION OF LANDS AFFECTED

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

## 3.0 BASIS FOR THE AMENDMENT

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

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

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

The site is located in an area of predominantly low density residential development with a nearby institutional use and lands designated for Medium Density Residential use. It is the opinion of Council that the proposed use of the lands is appropriate and compatible with existing and planned development in the area.

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

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, as amended, is hereby further amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from 'Medium Density Residential' to 'High Density Residential'.

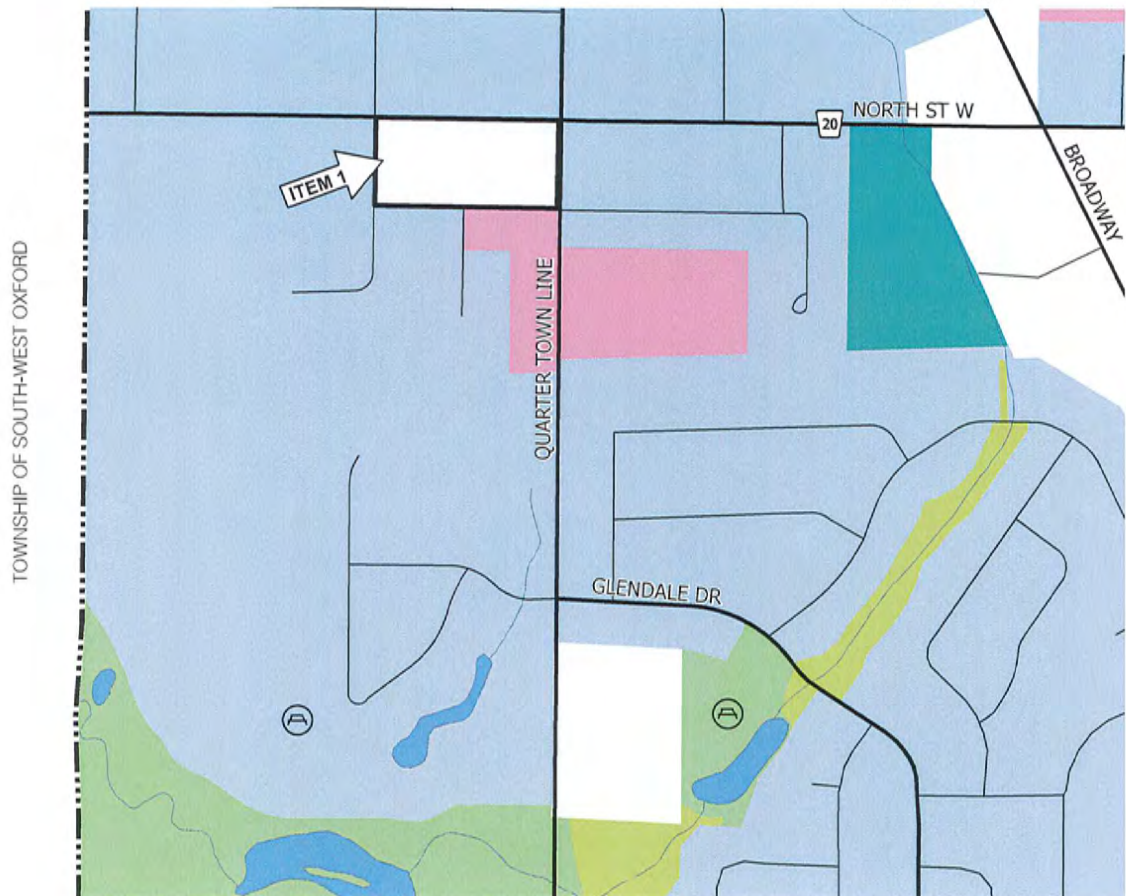
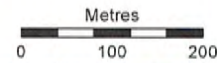
#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 318  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

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

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MOBILE HOME PARK
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- A PROPOSED PARK










# 6659-2024 OP Amendment 318

Final Audit Report

2024-09-25

Created:	2024-09-25
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAADXuuAnkMqRvaQ2PlkOrkFBApTSI3hAnj

## "6659-2024 OP Amendment 318" History

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-  Document emailed to mryan@oxfordcounty.ca for signature  
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2024-09-25 - 7:53:23 PM GMT
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2024-09-25 - 7:53:33 PM GMT
-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
Signature Date: 2024-09-25 - 7:53:35 PM GMT - Time Source: server
-  Agreement completed.  
2024-09-25 - 7:53:35 PM GMT







File No.: OP 24-07-8  
OWNER: COUNTY OF OXFORD  
MUNICIPALITY: CITY OF WOODSTOCK

AMENDMENT NUMBER : 324  
DATE OF ADOPTION: SEPTEMBER 25, 2024  
DATE OF NOTICE: OCTOBER 8, 2024  
LAST DATE OF APPEAL: OCTOBER 28, 2024

---

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

---

Take notice that the Council of the County of Oxford passed By-Law No. **6660-2024** on **September 25<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 324** 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 Official Plan amendment proposes to redesignate the subject lands to create a site specific special policy area within the Central Business District to permit an eight storey residential development that does not contain a commercial component within the Pedestrian Predominant Area, in 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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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 8-24-07**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

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

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



COUNTY OF OXFORD

BY-LAW NO. 6660-2024

**BEING** a By-Law to adopt Amendment Number 324 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 324 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.

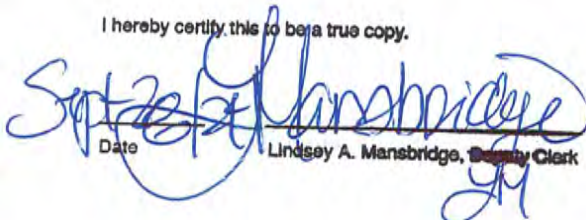
**NOW THEREFORE**, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 324 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 25<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 25<sup>th</sup> day of September, 2024.

I hereby certify this to be a true copy.

  
Date \_\_\_\_\_ Lindsey A. Mansbridge, ~~Deputy~~ Clerk

  
\_\_\_\_\_  
Marcus Ryan (Sep 25, 2024 15:53 EDT)

MARCUS RYAN,

WARDEN



LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 324  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 324 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a site specific provision to the Central Business District Area designation to facilitate the development of an 8-storey, 36 unit apartment development with no commercial component on the ground floor.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 1, w/s Light Street, Plan 10, in the City of Woodstock. The lands front on the north side of Dundas Street, between Vansittart Avenue and Light Street and are municipally known as 385 & 387 Dundas Street.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to add a site specific provision to the Central Business District Area designation to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above. The Pedestrian Predominant Area of the Central Business District requires development along this portion of Dundas Street to have first floor commercial; the intent of this amendment is to remove the requirement for a commercial component for the subject lands.

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 Central Business District have been adequately addressed. The subject lands are in the City's Downtown Core and amenity and shopping spaces are in the immediate vicinity. 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.

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 Section 7.3.2.4 – Central Business District, as amended is hereby further amended by adding the following specific development policy at the end of Section 7.3.2.4:

"Section 7.3.2.4.3 North side of Dundas Street, West of Light Street  
(385 & 387 Dundas Street, Woodstock)

**LOCATION** Part Lot 1, w/s Light Street, Plan 10, located north of Dundas Street, West of Light Street in the City of Woodstock. Municipally known as 385 & 387 Dundas Street.

**POLICIES** Notwithstanding the policies for the Central Business District established in Section 7.3.2.4, an apartment dwelling house may also be permitted on the subject lands without a commercial component. The maximum height of the apartment shall not exceed 8 storeys."

#### 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.










# 6660-2024 OP Amendment 324

Final Audit Report

2024-09-25

Created:	2024-09-25
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAACYMfVJNLcfkbjL_c8gpcBW_kZNOfnqx_

## "6660-2024 OP Amendment 324" History

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-  Document emailed to mryan@oxfordcounty.ca for signature  
2024-09-25 - 7:24:48 PM GMT
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-  Email viewed by Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)  
2024-09-25 - 7:42:19 PM GMT
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Signature Date: 2024-09-25 - 7:42:26 PM GMT - Time Source: server
-  Email viewed by mryan@oxfordcounty.ca  
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2024-09-25 - 7:53:14 PM GMT
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Signature Date: 2024-09-25 - 7:53:16 PM GMT - Time Source: server
-  Agreement completed.  
2024-09-25 - 7:53:16 PM GMT



**File No.:** OP 20-14-3  
**OWNER:** STUBBE'S PROPERTY DEVELOPMENT INC.  
**APPLICANT:** GSP GROUP INC.  
**MUNICIPALITY:** TOWNSHIP OF NORWICH

**AMENDMENT NUMBER :** 326  
**DATE OF ADOPTION:** OCTOBER 23, 2024  
**DATE OF NOTICE:** NOVEMBER 5, 2024  
**LAST DATE OF APPEAL:** NOVEMBER 25, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6671-2024** on **October 23<sup>rd</sup>, 2024**, to adopt **Official Plan Amendment No. 326** 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 purpose of the Official Plan Amendment is to redesignate portions of the subject lands from Low Density Residential to Medium Density Residential and to include site-specific policies to recognize a density above what is currently permitted within the Medium Density Residential Designation. Other areas will be designated to reflect their existing and proposed use as 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 the applicant, the approval authority and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Third party appeals are not permitted.

**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 20-05-3 &  
ZN 3-20-17**

**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 **Amy Hartley, Development Planner – 519-539-9800 x3204**

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

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



COUNTY OF OXFORD

BY-LAW NO. 6671-2024

**BEING** a By-Law to adopt Amendment Number 326 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 326 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Norwich 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 326 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 23<sup>rd</sup> day of October, 2024.

READ a third time and finally passed this 23<sup>rd</sup> day of October, 2024.

Marcus Ryan

Marcus Ryan (Oct 23, 2024 13:13 EDT)

MARCUS RYAN,

WARDEN

Lindsey Mansbridge

LINDSEY MANSBRIDGE,

CLERK



I hereby certify this to be a true copy.

01/30/24 Lindsey Mansbridge  
Date Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 326  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and Plan designated Schedule "A", attached hereto, constitute  
Amendment Number 326 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate a residential draft plan of subdivision. Specifically, the Amendment will allow for increased residential density within the revised 'Medium Density Residential Area'. The draft plan of subdivision consists of 81 lots for single detached dwellings, 4 blocks for semi-detached dwellings, 1 block for townhouse dwelling units, one block for apartment dwellings, 3 open space blocks, one park block, and blocks for turning circles, sight triangles and 0.3 m reserves, served by extensions of Bailey Street and Mary Street, and 4 new local streets.

## 2.0 LOCATION OF LANDS AFFECTED

Part of Lot 10, Concession 4 (North Norwich), Township of Norwich. The lands are located within the serviced village of Norwich, on the west side of Spring Street, between Main Street West and Quaker Street.

## 3.0 BASIS FOR THE AMENDMENT

The designation of the subject lands for a mix of low density and medium density residential uses 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 new residential development over the 25-year planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is considered to be an appropriate form of intensification within a designated settlement.

Council is of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment and proposed development will provide additional housing choices within the Village of Norwich while utilizing existing municipal services and appropriate connections to existing transportation networks within the Village.

Council is of the opinion that the proposal of single detached dwellings, semi-detached dwellings, street fronting townhouses and apartment units is compatible with the existing residential uses to the east. The development is not anticipated to have a negative effect on surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for the Medium Density Residential designation is appropriate in the context of the proposed development as the exceedance is minor, will be compatible with surrounding land uses, and the overall density expected when the lands are full developed will be generally within the ranges contemplated by the Official Plan for serviced villages.

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "N-1" – Township of Norwich 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 'Agricultural Reserve' to 'Open Space'.
- 4.2 That Schedule "N-2" – Village of Norwich 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 'Low Density Residential' to 'Open Space'.
- 4.3 That Schedule "N-2" – Village of Norwich 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 'Low Density Residential' to 'Medium Density Residential'.
- 4.5 That Section 6.2.3 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.3.2 – *Special Development Policies*:

"6.2.3.2.6 West side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

**Location** Part of Lot 10, Concession 4 (North Norwich), west side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

**Policies** Notwithstanding Section 6.2.3, *Medium Density Residential*, or any other relevant policies of the Official Plan to the contrary, the net residential density in the Medium Density Residential area shall not exceed 108 units per hectare (43.7 units per acre) and the minimum net residential density shall be 100 units per hectare (40 units per acre).

Furthermore, on the lands to which this policy applies the permitted maximum height for a building shall not exceed 6 storeys."

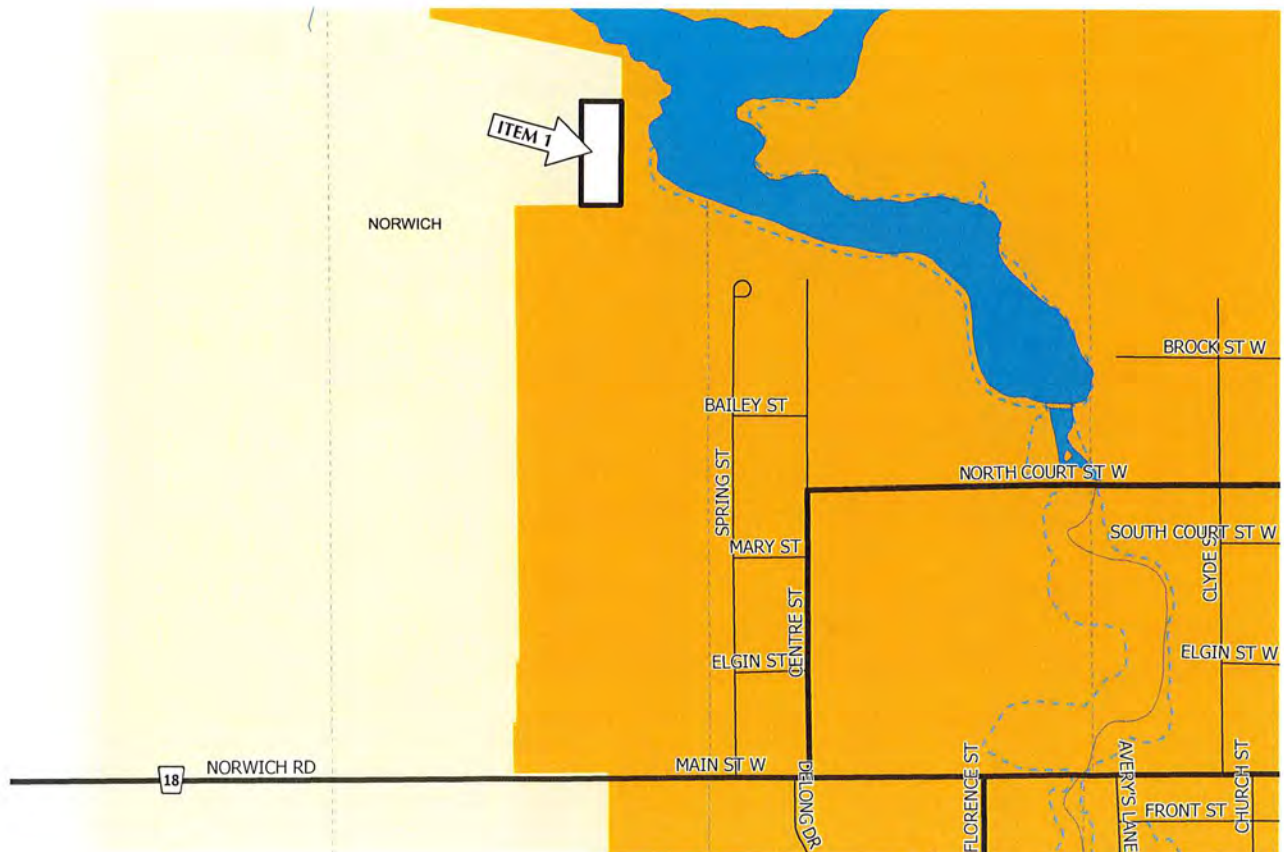
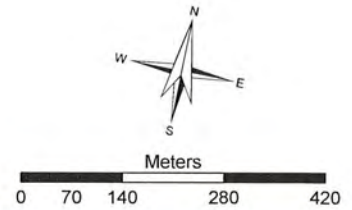
#### 5.0 IMPLEMENTATION

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

## 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 326  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "N-1"  
**TOWNSHIP OF NORWICH  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

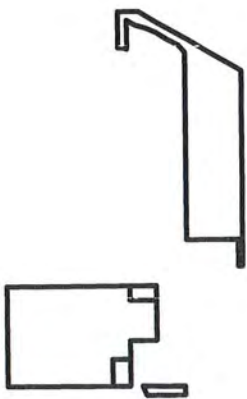
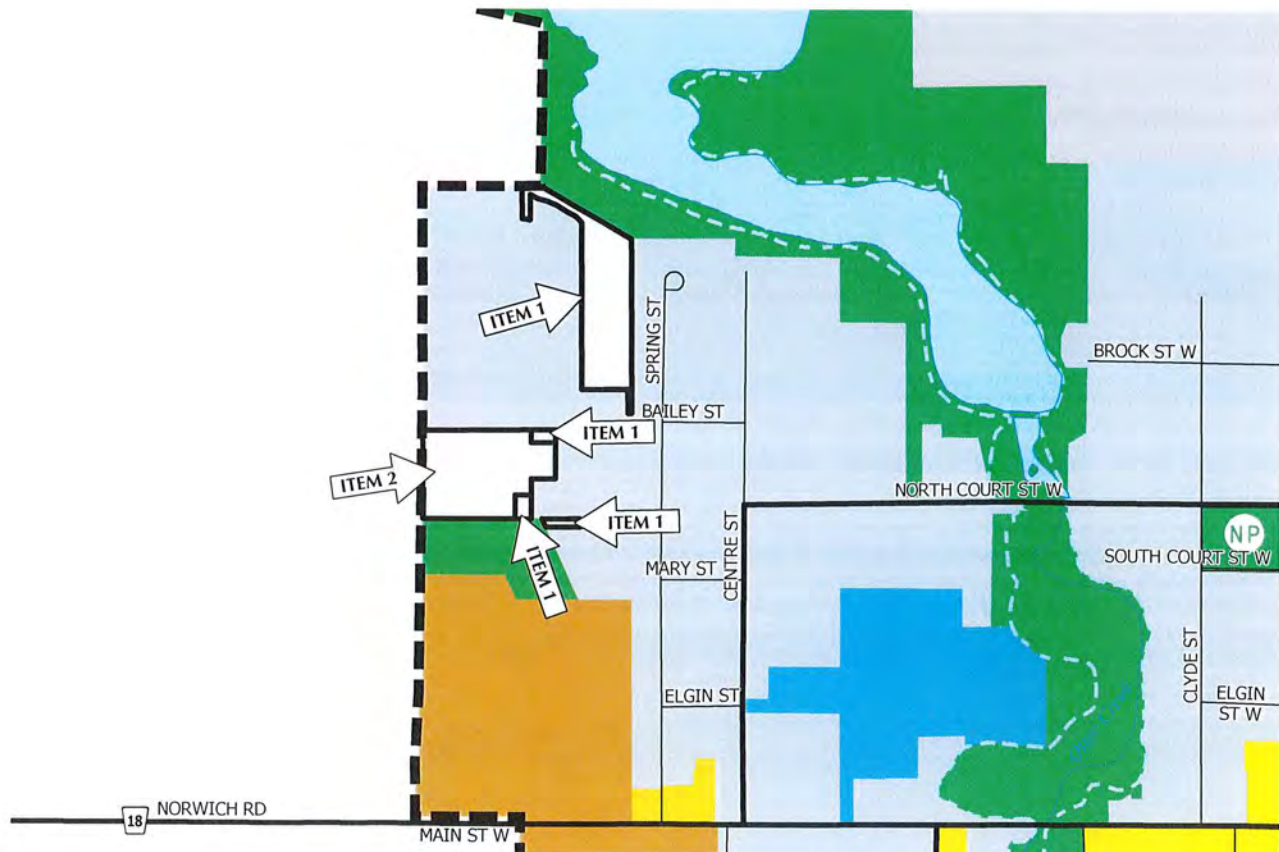
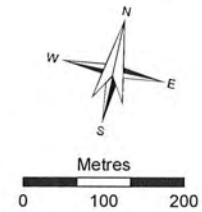
ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
 TO OPEN SPACE

**LAND USE PLAN**





SCHEDULE "A"  
 AMENDMENT No. 326  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "N-2"  
**VILLAGE OF NORWICH  
 LAND USE 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

**LAND USE PLAN  
LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- NP NEIGHBOURHOOD PARK
- FLOODLINE










# 6671-2024 OPA 326

Final Audit Report

2024-10-23

Created:	2024-10-23
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsUfc42IJCHZnFuad9qo1oxGz2ZI4Imga

## "6671-2024 OPA 326" History

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2024-10-23 - 5:13:34 PM GMT
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2024-10-23 - 5:13:48 PM GMT
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Signature Date: 2024-10-23 - 5:24:27 PM GMT - Time Source: server
-  Agreement completed.  
2024-10-23 - 5:24:27 PM GMT





**File No.:** OP 24-09-8  
**OWNER:** AMER CENGIC  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 327  
**DATE OF ADOPTION:** NOVEMBER 27, 2024  
**DATE OF NOTICE:** DECEMBER 3, 2024  
**LAST DATE OF APPEAL:** DECEMBER 23, 2024

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6692-2024** on **November 27<sup>th</sup>, 2024**, to adopt **Official Plan Amendment No. 327** 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 Official Plan amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential to permit the renovation of and addition to an existing duplex to create a five unit multiple-attached residential building.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 8-24-17**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



COUNTY OF OXFORD

BY-LAW NO. 6692-2024

**BEING** a By-Law to adopt Amendment Number 327 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 327 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 327 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 27<sup>th</sup> day of November, 2024.

READ a third time and finally passed this 27<sup>th</sup> day of November, 2024.

Marcus Ryan

Marcus Ryan (Nov 27, 2024 13:43 EST)

MARCUS RYAN,

WARDEN

Lindsey A. Mansbridge

LINDSEY MANSBRIDGE,

CLERK



I hereby certify this to be a true copy.

Nov 27/24 Lindsey A. Mansbridge  
Date Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 327  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 327 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a 5 unit multiple-attached dwelling.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock. The lands are located on the south side of Walter Street between South Street and Victoria Street South and are municipally known as 570 Walter Street.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 5 unit multiple-attached dwelling on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands are located between Wellington Street and Parkinson Road which are arterial roads, and the addition of three units are not anticipated to impact traffic in any adjoining low-density residential areas. Further, the subject lands are directly adjacent to Southside Park, including an entrance to Southside Park, and are approximately 400 m (1,300 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area is punctuated by several pockets of lands that have already been designated and built for medium-density residential uses. The proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 730 m<sup>2</sup> (7,858 ft<sup>2</sup>) and the applicant is proposing a maximum of 5 dwelling units, which constitutes a residential density of approximately 68.5 units/ha (27.8 units/ac), which is within the maximum permitted density of the medium density residential designation of 70 units/ha (28.3 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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".

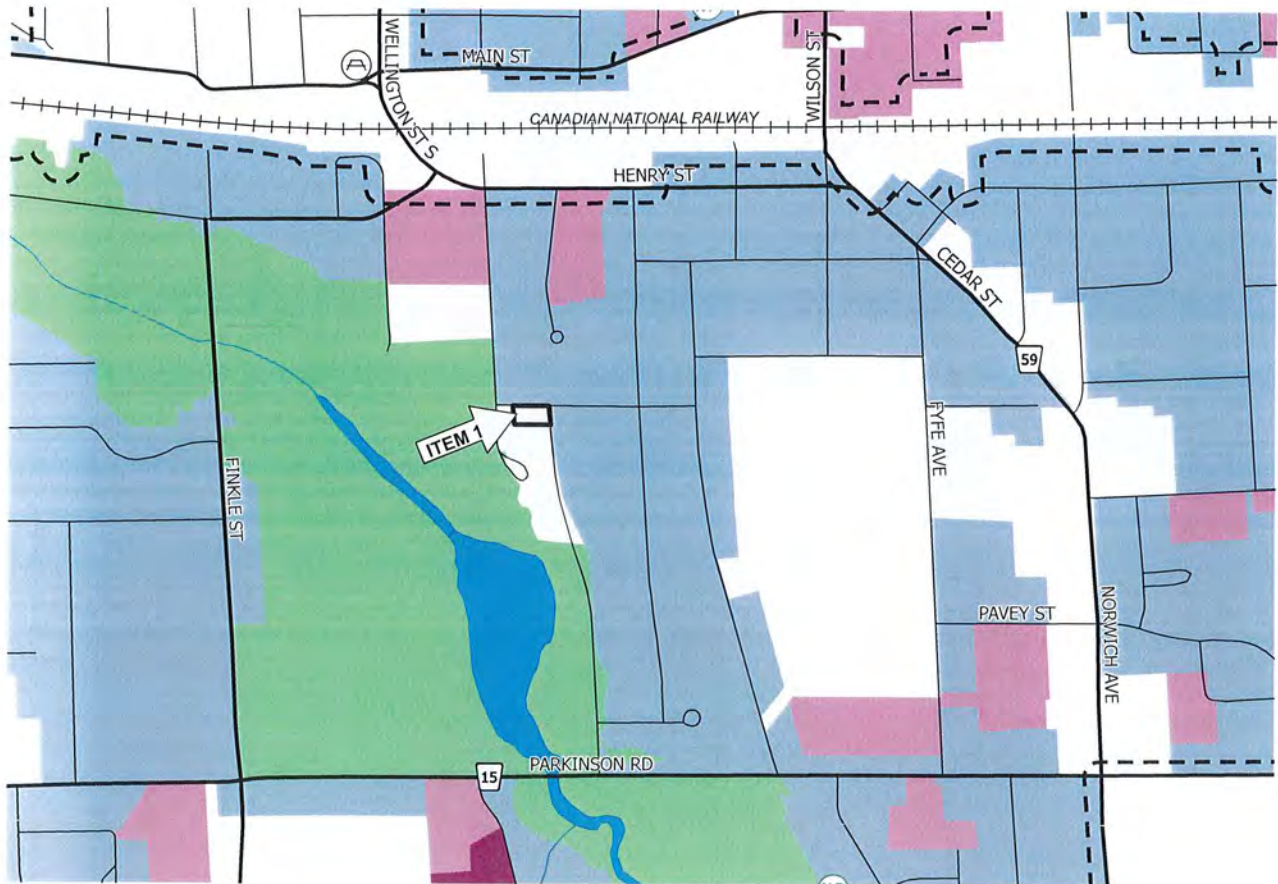
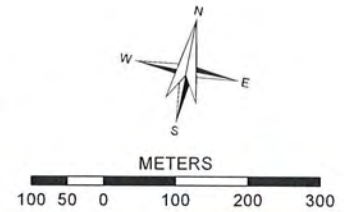
5.0 IMPLEMENTATION

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. 327  
 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
-  PROPOSED PARK
-  NEIGHBOURHOOD PARK
-  COMMUNITY PLANNING DISTRICT










# 6692-2024 OPA 327

Final Audit Report

2024-11-27

Created:	2024-11-27
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9M_u2bq2W0fAO1C3QOobqN7umhjlQYNe

## "6692-2024 OPA 327" History

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2024-11-27 - 6:43:39 PM GMT
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Signature Date: 2024-11-27 - 6:43:41 PM GMT - Time Source: server
-  Agreement completed.  
2024-11-27 - 6:43:41 PM GMT



Adobe Acrobat Sign





**File No.:** OP 22-05-8  
**OWNER:** 1000049811 ONTARIO INC.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 328  
**DATE OF ADOPTION:** JANUARY 8, 2025  
**DATE OF NOTICE:** JANUARY 14, 2025  
**LAST DATE OF APPEAL:** FEBRUARY 3, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6699-2025** on **January 8<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 328** 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 proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential to permit the renovation of a former cluster living home to a nine-unit multiple attached dwelling unit.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 8-22-05**

**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

**Justin Miller, Development Planner – 519-539-9800 x3210**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



COUNTY OF OXFORD

BY-LAW NO. **6699-2025**

**BEING** a By-Law to adopt Amendment Number 328 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 328 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 328 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 8<sup>th</sup> day of January, 2025.

READ a third time and finally passed this 8<sup>th</sup> day of January, 2025.

*Marcus Ryan*

Marcus Ryan (Jan 8, 2025 15:17 EST)

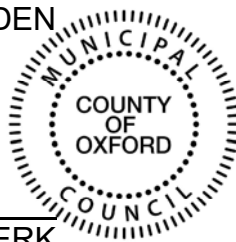
MARCUS RYAN,

WARDEN

*Lindsay Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 328  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 328 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a 9 unit multiple-attached dwelling.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock. The lands are located north of Frances Street between Wilson Street and Cedar Street and are municipally known as 117 Wilson Street.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 9 unit multiple-attached dwelling on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands have frontage on Cedar Street which is an arterial road, the subject lands are approximately 180 m (590.5 ft) from two large schools. Additionally, although the site is generally surrounded by lands that are designated for low-density residential uses, the area contains a variety of land uses, including commercial, industrial and some nearby medium density residential uses. The proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands have an approximate area of 2,052 m<sup>2</sup> (22,088.3 ft<sup>2</sup>) and the applicant is proposing a maximum of 9 dwelling units, which constitutes a residential density of approximately 44 units per hectare (17 units per acre) which is within the maximum permitted density of the medium density residential designation of 70 units/ha (28.3 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the City, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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. 328

TO THE

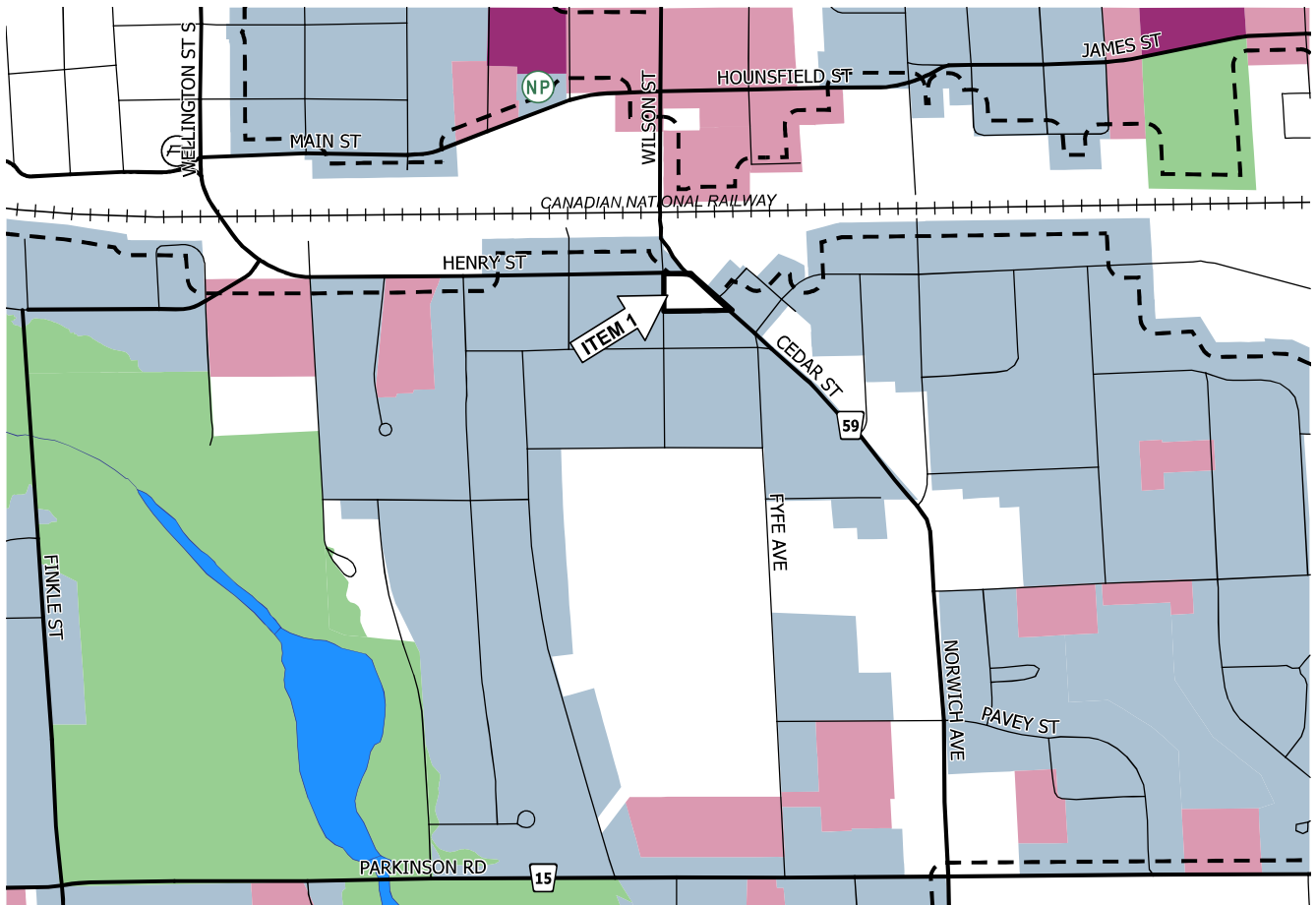
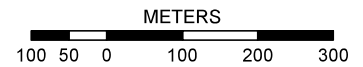
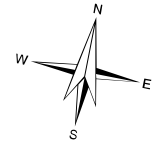
**COUNTY OF OXFORD**

**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
- PROPOSED PARK
- NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT










# Pages from Agenda Package - Council Meeting - Oxford County\_Jan08\_2025\_republished-4

Final Audit Report

2025-01-08

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-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2025-01-08 - 8:17:23 PM GMT
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**File No.:** OP 23-11-8  
**OWNER:** 2729902 ONTARIO INC.  
**APPLICANT:** GAGNON WALKER DOMES LTD.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 329  
**DATE OF ADOPTION:** JANUARY 8, 2025  
**DATE OF NOTICE:** JANUARY 21, 2025  
**LAST DATE OF APPEAL:** FEBRUARY 10, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6701-2025** on **January 8<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 329** 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 purpose of the Official Plan Amendment is to re-designate the portions of the site currently designated as Business Park to Traditional Industrial and Service Commercial and revise the boundaries of the Environmental Protection designation to facilitate the development of an industrial plan of subdivision comprising six blocks for industrial uses, one commercial block, one servicing block, four blocks for environmental features, one block for road widening, and three 0.3 m reserve blocks, to be served by two new local streets.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application:** SB 23-06-8 &  
ZN 8-23-18

**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:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

THE COUNTY OF OXFORD

BY-LAW NO. **6701-2025**

**BEING** a By-Law to adopt Amendment Number 329 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 329 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 329 to the County of Oxford Official Plan, being the attached explanatory text and Schedule A 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 January, 2025.

READ a third time and finally passed this 8<sup>th</sup> day of January, 2025.

*Marcus Ryan*

Marcus Ryan (Jan 8, 2025 15:16 EST)

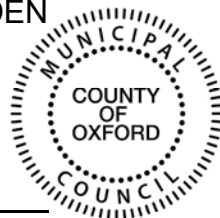
MARCUS RYAN,

WARDEN

*L. Mansbridge*

LINDSEY A. MANSBRIDGE,

CLERK



AMENDMENT NUMBER 329  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes  
Amendment Number 329 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, Schedule “W-3” – City of Woodstock Residential Density Plan and Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan to re-designate the subject lands from Business Park to Traditional Industrial and Service Commercial, and to revise the boundaries of the Environmental Protection designation.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 9, Concession 1 (Blandford), now in the City of Woodstock. The lands are located on the north side of Highway 2 (Dundas St) on the east side of Highway 401, and are municipally known as 685691 Highway 2, Woodstock.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate the subject lands from ‘Business Park’ to ‘Traditional Industrial’ and ‘Service Commercial’ to facilitate the development of an industrial plan of subdivision.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal will protect and preserve employment areas for current and future uses, and is considered to be an efficient use of lands, available municipal services and infrastructure.

The proposal is also consistent with the PPS as an Environmental Impact Study was provided to demonstrate that the proposal will have no negative impact on significant natural heritage features and lands adjacent to natural heritage features.

The proposed re-designation from Business Park to Traditional Industrial uses can be considered appropriate as the lands are in close proximity to Highway 401 and 403 and located within a larger planned industrial area that can accommodate more intensive industrial uses. Concerns respecting compatibility of more intensive industrial uses with existing residential development fronting on Highway 2 (Dundas Street) can be addressed through the detailed design of the subdivision, and through the site plan approval process for all industrial and commercial blocks.

The revised limits and boundary of the Environmental Protection designation have been informed by peer-reviewed Environmental Impact Studies. The revised boundaries are inclusive of recommended buffer areas and distances from identified significant natural heritage features and provincially significant wetlands.

Council is also of the opinion that the subject lands are suitable for service commercial use as notwithstanding they do not have direct access to Highway 2 due to Ministry of Transportation requirements, they are nonetheless located at a high-profile location near the eastern boundary of the City and the close proximity to Highway 401 and Highway 403 interchanges. It is also in-keeping with the East Woodstock Secondary Plan which contemplated the lands for service commercial uses and criteria contained within the South-East Secondary Plan respecting additional service commercial uses.

Overall, Council is satisfied that the proposed amendments are consistent with the general intent of the policies as approved in South East Woodstock Secondary Plan.

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 designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Business Park" to "Traditional Industrial".
- 4.2 That Schedule "W-1"- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto from "Environmental Protection" to "Traditional Industrial".
- 4.3 That Schedule "W-1"- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Business Park" to "Environmental Protection".
- 4.4 That Schedule "W-1"- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Business Park" to "Service Commercial".
- 4.5 That Schedule "W-3"- City of Woodstock Residential Density Plan, is hereby amended by adding the "Environmental Protection" designation to those lands identified as "ITEM 1" on Schedule "A" attached hereto to.
- 4.6 That Schedule "W-3"- City of Woodstock Residential Density Plan, is hereby amended by removing the "Environmental Protection" designation from those lands identified as "ITEM 2" on Schedule "A" attached hereto.
- 4.7 That Schedule "W-4"- City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by adding the "Environmental Protection" designation to those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.8 That Schedule "W-4"- City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing the "Environmental Protection" designation of those lands identified as "ITEM 2" 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.

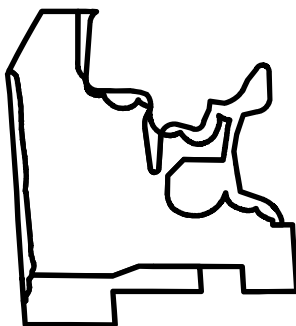
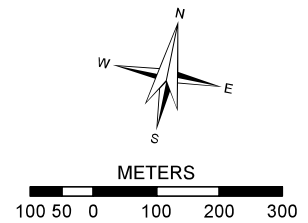
#### 6.0 INTERPRETATION

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



SCHEDULE "A"  
 AMENDMENT No. 329  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**

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



**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM BUSINESS PARK TO TRADITIONAL INDUSTRIAL
- ITEM 2 - CHANGE FROM ENVIRONMENTAL PROTECTION TO TRADITIONAL INDUSTRIAL
- ITEM 3 - CHANGE FROM BUSINESS PARK TO ENVIRONMENTAL PROTECTION
- ITEM 4 - CHANGE FROM FROM BUSINESS PARK TO SERVICE COMMERCIAL

**LAND USE PLAN  
LEGEND**

- RURAL CLUSTER
- SERVICE COMMERCIAL
- BUSINESS PARK
- TRADITIONAL INDUSTRIAL
- ENVIRONMENTAL PROTECTION
- FUTURE URBAN GROWTH
- FLOODLINE

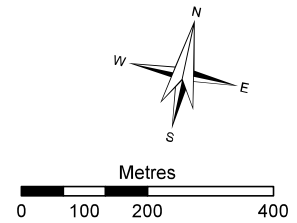


SCHEDULE "A"  
AMENDMENT No. 329

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 - REMOVE FROM ENVIRONMENTAL  
PROTECTION

**LEISURE RESOURCES AND  
SCHOOL FACILITIES PLAN  
LEGEND**

 ENVIRONMENTAL PROTECTION










# 6701-2025 OPA 329

Final Audit Report

2025-01-08

Created:	2025-01-08
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
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## "6701-2025 OPA 329" History

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2025-01-08 - 8:25:27 PM GMT



**File No.:** OP 24-11-6  
**OWNER:** CLARKE COMMERCIAL SHOPPING  
CENTRE INC.  
**MUNICIPALITY:** TOWN OF INGERSOLL

**AMENDMENT NUMBER :** 330  
**DATE OF ADOPTION:** JANUARY 8, 2025  
**DATE OF NOTICE:** JANUARY 14, 2025  
**LAST DATE OF APPEAL:** FEBRUARY 3, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6700-2025** on **January 8<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 330** 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 purpose of the Official Plan amendment is to amend the existing site specific 'Service Commercial' policies that apply to the subject lands to include a medical office, consisting of a hearing aid clinic, as a permitted use.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 6-24-05**

**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 **Heather St. Clair, Senior Planner – 519-539-9800 x3206**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



COUNTY OF OXFORD

BY-LAW NO. 6700-2025

**BEING** a By-Law to adopt Amendment Number 330 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 330 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 330 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 January, 2025.

READ a third time and finally passed this 8<sup>th</sup> day of January, 2025.

*Marcus Ryan*

Marcus Ryan (Jan 8, 2025 15:17 EST)

MARCUS RYAN,

WARDEN

*Lindsey Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 330  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text attached hereto constitutes  
Amendment Number 330 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the existing site specific Service Commercial policies that apply to the subject lands to permit the establishment of a hearing aid clinic as a permitted use.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the easterly portion of the lands described as Part Lot 19, Concession 1, West Oxford in the Town of Ingersoll. The lands are located at the northeast corner of Clark Road East and Hollingshead Road and are municipally known as 223 Clark Road, in the Town of Ingersoll.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to modify the existing site specific Official Plan policies of Section 9.3.3.4.5, as they apply to the subject lands to permit the establishment of a professional office, consisting of a hearing aid clinic within the Service Commercial Designation. The remainder of the lands affected by the site specific policies of Section 9.3.3.4.5, being located to the immediate west of the subject lands will remain unchanged.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Planning Statement as the proposed use will promote economic development and competitiveness within a fully serviced settlement area and will provide for a mix of employment uses for the community.

Council is further satisfied that the intent of the Official Plan can be met with respect to the protection and preservation of the importance of the Central Area as the primary business area within the Town of Ingersoll. Specifically, Council is satisfied that sufficient justification has been provided to demonstrate that the proposed use will have minimal impact on the ability of the Central Area to continue to function as the primary business area and the addition of the proposed use of a hearing aid clinic can be considered an appropriate supporting use to the planned neighbourhood-serving commercial plaza on the subject lands, and Official Plan Amendment 330 will provide a cap to the maximum gross floor area dedicated to the proposed hearing aid clinic of 120 m<sup>2</sup> (1,291.7 ft<sup>2</sup>), which will ensure that this use remains clearly ancillary and subordinate to the commercial plaza.

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 9.3.3 – SERVICE COMMERCIAL AREA, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.3.4.5 – *Specific Development Policies*:

“Special Policy Pertaining to 223 Clark Road East

Notwithstanding the policies of Section 9.3.3.4.5 prohibiting professional office uses, a hearing aid clinic may be permitted, to a maximum gross leasable commercial floor area of 120 m<sup>2</sup> (1,291.7 ft<sup>2</sup>).”

#### 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.










# Pages from Agenda Package - Council Meeting - Oxford County\_Jan08\_2025\_republished-3

Final Audit Report

2025-01-08

Created:	2025-01-08
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAALgBCDWdftDdbv-RlpGUg_FHEiNgYUYLv

## "Pages from Agenda Package - Council Meeting - Oxford County\_Jan08\_2025\_republished-3" History

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2025-01-08 - 8:25:12 PM GMT

**File No.:** OP 22-19-7 (PHASE 2)  
**OWNER:** LINDPROP CORP.  
**APPLICANT:** CJDL CONSULTING ENGINEERS  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 322  
**DATE OF ADOPTION:** JANUARY 22, 2025  
**DATE OF NOTICE:** JANUARY 29, 2025  
**LAST DATE OF APPEAL:** FEBRUARY 18, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6703-2025** on **January 22<sup>nd</sup>, 2025**, to adopt **Official Plan Amendment No. 322** 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**

To redesignate a portion of the subject lands from 'Open Space' to 'Medium Density Residential' to facilitate the development of a medium density block in the northeast portion of a previously approved draft plan of subdivision.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. 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, Manager of Development Planning, – 519-539-9800 x3216**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



THE COUNTY OF OXFORD

BY-LAW NO. 6703-2025

**BEING** a By-Law to adopt Amendment Number 322 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 322 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 322 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 22<sup>nd</sup> day of January, 2025.

READ a third time and finally passed this 22<sup>nd</sup> day of January, 2025.

Marcus Ryan

Marcus Ryan (Jan 22, 2025 16:20 EST)

MARCUS RYAN,

WARDEN

Lindsey Mansbridge

LINDSEY MANSBRIDGE,

CLERK



I hereby certify this to be a true copy.

Date

Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 322  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto  
constitutes Amendment Number 322 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 'Open Space' to 'Medium Density Residential'. The amendment will facilitate development of an existing Medium Density block within a draft approved plan of subdivision.

## 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 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, 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 'Open Space' to 'Medium Density Residential' 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. The proposal is also consistent with the Natural Hazard policies of the PPS as safe access and egress from the site via the proposed watercourse crossing has been demonstrated through the preparation and review of a Flooding Assessment Study.

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 an approved 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 revised extent of the Medium Density residential area will facilitate a medium density block consisting of townhouse and stacked townhouse development. The site is 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 approved draft plan of subdivision with other townhouse development. The block is expected to be adequately serviced from the new infrastructure in the approved 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-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".
- 4.3 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Open Space".

#### 5.0 IMPLEMENTATION

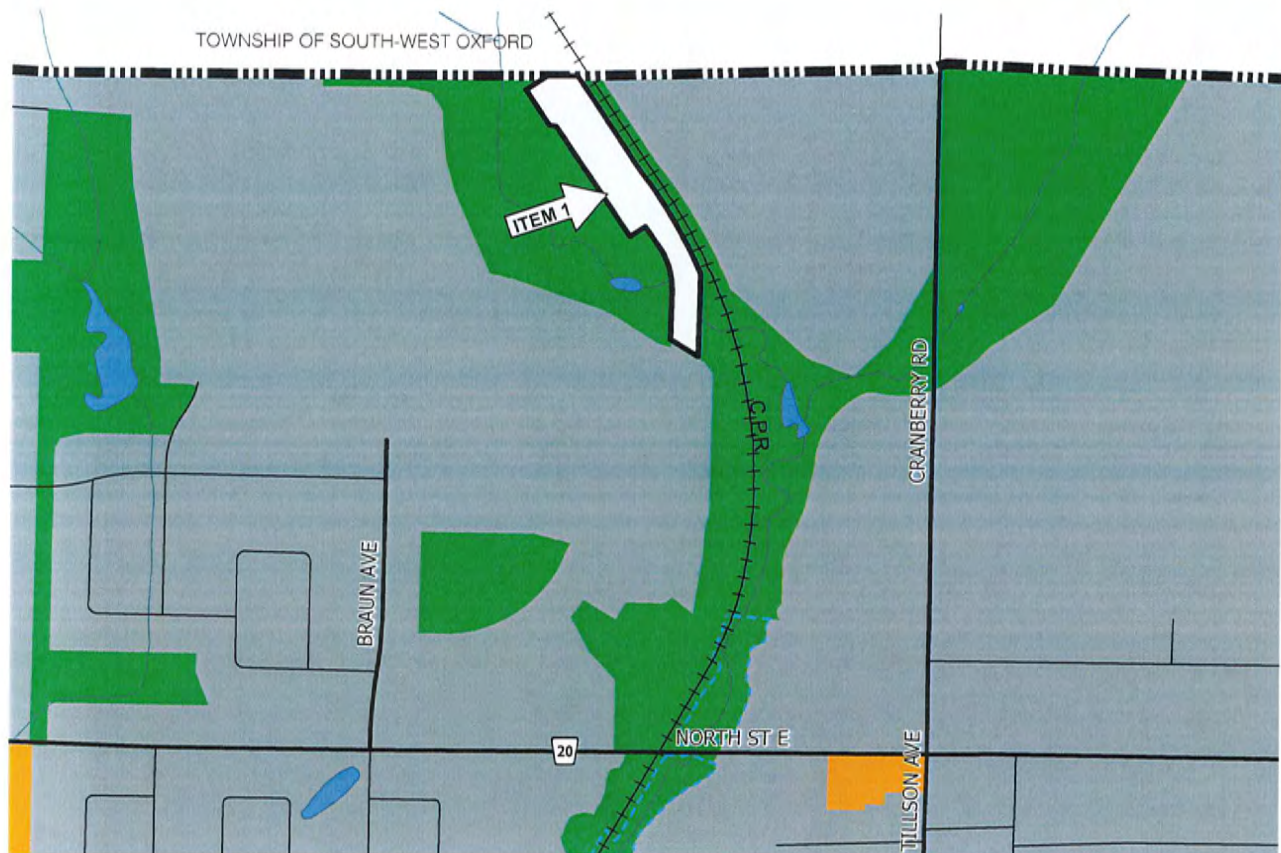
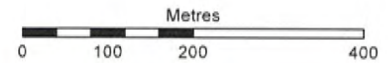
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 6.0 INTERPRETATION

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



SCHEDULE "A"  
 AMENDMENT No. 322  
 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

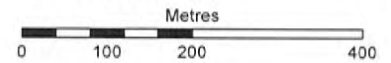
**LAND USE PLAN  
 LEGEND**







SCHEDULE "A"  
 AMENDMENT No. 322  
 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 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
 LEGEND**

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










# 6703-2025-OPA 322

Final Audit Report

2025-01-22

Created:	2025-01-22
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYnOuN1TkGhx7qkIB6NiJjOxoOPHskMBO

## "6703-2025-OPA 322" History

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2025-01-22 - 9:20:30 PM GMT
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Signature Date: 2025-01-22 - 9:20:32 PM GMT - Time Source: server
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2025-01-22 - 9:20:32 PM GMT



Adobe Acrobat Sign



**File No.:** OP 24-04-8  
**OWNER:** JOHN & LESIA CROCKER  
**APPLICANT:** GSP GROUP INC.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 331  
**DATE OF ADOPTION:** FEBRUARY 26, 2025  
**DATE OF NOTICE:** MARCH 6, 2025  
**LAST DATE OF APPEAL:** MARCH 26, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6711-2025** on **February 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 331** 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 proposes to redesignate the subject property from Low Density Residential to High Density Residential to facilitate the development of a 32 dwelling unit stacked townhouse development.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 8-24-10**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

COUNTY OF OXFORD  
BY-LAW NO. 6711-2025

**BEING** a By-Law to adopt Amendment Number 331 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 331 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 331 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 26<sup>th</sup> day of February, 2025

READ a third time and finally passed this 26<sup>th</sup> day of February, 2025.

Marcus Ryan  
Marcus Ryan (Feb 26, 2025 16:27 EST)  
MARCUS RYAN,

WARDEN



Lindsey Mansbridge  
LINDSEY MANSBRIDGE, CLERK

I hereby certify this to be a true copy.

Feb 26/25  
Date  
Lindsey Mansbridge  
Lindsey S. Mansbridge, Clerk

AMENDMENT NUMBER 331  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes  
Amendment Number 331 to the County of Oxford Official Plan.



### 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule "W-3"- City of Woodstock Residential Density Plan, to redesignate the subject lands from Low Density Residential to High Density Residential to facilitate the development of a 32 unit stacked townhouse dwelling and establish site specific height limitations.

### 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 48, Part Lots 2 and 3, in the City of Woodstock. The lands are located on the west side of Norwich Avenue between Parkinson Road and Salter Avenue and are municipally known as 394, 398/400, 408 and 412 Norwich Avenue.

### 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 32 unit stacked townhouse dwelling on the subject lands. Specifically, the amendment proposes to amend Schedule W-3 to redesignate the subject lands from Low Density Residential to High Density Residential.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are located on Norwich Avenue, are adjacent to a regional shopping area, and are in close proximity to a City-owned park. The proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to high density residential development.

The subject lands comprise approximately 3,996 m<sup>2</sup> (42,691 ft<sup>2</sup>) and the applicant is proposing a maximum of 32 dwelling units, which constitutes a residential density of approximately 81 units/ha (32.7 units/ac), which is at the lower end of the permitted density range for the high density residential designation. The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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 "High Density Residential".
- 4.2 That Section 7.2.6.2. – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.2.6.2 – 'Specific Development Policies':

7.2.6.2.9 394, 398/400, 408 and 412 Norwich Avenue, being Part Lots 2 and 3, Plan 48, in the City of Woodstock.

The High Density Residential District designation applying to this site shall limit building height to a maximum of 4 storeys.

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.

AMENDMENT No. 331

AMENDMENT No. 331

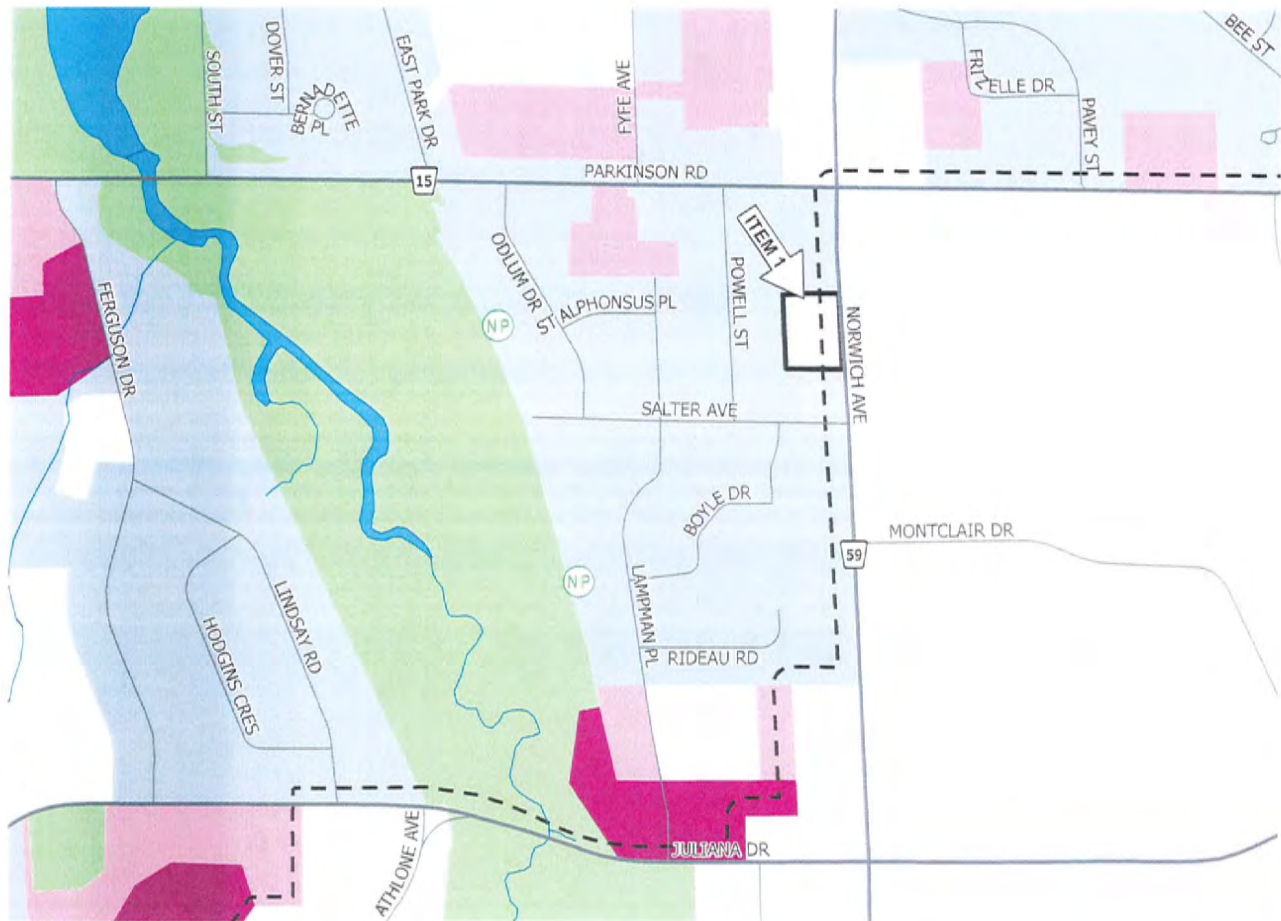
AMENDMENT No. 331

**COUNTY OF OXFORD  
OFFICIAL PLAN**

**SCHEDULE "W-3"  
CITY OF WOODSTOCK  
RESIDENTIAL DENSITY PLAN**



METERS  
0 100 200



1 -

1 -

1 -

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










# By-law 6711-2025

Final Audit Report

2025-02-26

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By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
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Transaction ID:	CBJCHBCAABAAJG9wOO9pJ3IXr76kYEGgq5BHQDXw4qml

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2025-02-26 - 9:27:27 PM GMT



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**File No.:** OP 24-12-8  
**OWNER:** 747 PAVEY ST INC. &  
BENGI INVESTMENT CORP. INC.  
**APPLICANT:** BAKER PLANNING GROUP  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 332  
**DATE OF ADOPTION:** FEBRUARY 26, 2025  
**DATE OF NOTICE:** MARCH 7, 2025  
**LAST DATE OF APPEAL:** MARCH 27, 2025

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

---

Take notice that the Council of the County of Oxford passed By-Law No. **6710-2025** on **February 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 332** 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 Official Plan amendment is proposing to redesignate the subject property from Low Density Residential to Medium Density Residential to facilitate the development of a 52 unit apartment development.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 8-24-22**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



COUNTY OF OXFORD  
BY-LAW NO. 6710-2025

**BEING** a By-Law to adopt Amendment Number 332 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 332 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 332 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 26<sup>th</sup> day of February, 2025

READ a third time and finally passed this 26<sup>th</sup> day of February, 2025.

Marcus Ryan

Marcus Ryan (Feb 26, 2025 16:26 EST)

MARCUS RYAN,

WARDEN

L. Mansbridge

LINDSEY MANSBRIDGE,

CLERK



I hereby certify this to be a true copy.

Feb 26/25

Date

Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 332  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes  
Amendment Number 332 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule "W-3"- City of Woodstock Residential Density Plan, to redesignate the subject lands from Low Density Residential to Medium Density Residential with special policies to facilitate the development of a 52 unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock. The lands are located on the north side of Pavey Street and east side of Fyfe Avenue and are municipally known as 747 Pavey Street and 97 Fyfe Avenue.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 52 unit apartment development on the subject lands. Specifically, the amendment proposes to amend Schedule W-3 to redesignate the subject lands from Low Density Residential to Medium Density Residential, with special policies to allow for the development of up to 52 apartment dwelling units, which would result in net residential density in excess of the maximum of 70 units per hectare (30 units per ac) permitted in the Medium Density Residential designation.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands are in close proximity to two arterial roads, are a short distance to a regional shopping area, and are in close proximity to City-owned Parks and two public schools. The proposed increase in the residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 6,075 m<sup>2</sup> (65,390.76 ft<sup>2</sup>) and the applicant is proposing a maximum of 52 dwelling units, which constitutes a residential density of approximately 85.6 units/ha (34.6 units/ac), which exceeds the permitted density range for the medium density residential designation. The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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".

4.2 Section 7.2.5.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.2.5.2 – 'Specific Development Policies':

7.2.5.2.5 747 Pavey Street and 97 Fyfe Avenue, being Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock.

Notwithstanding the maximum *net residential density* policies of the Medium Density Residential designation, as contained in Section 7.2.5 of this Plan, the Medium Density Residential policies applying to this site shall permit the development of up to 52 dwelling units.

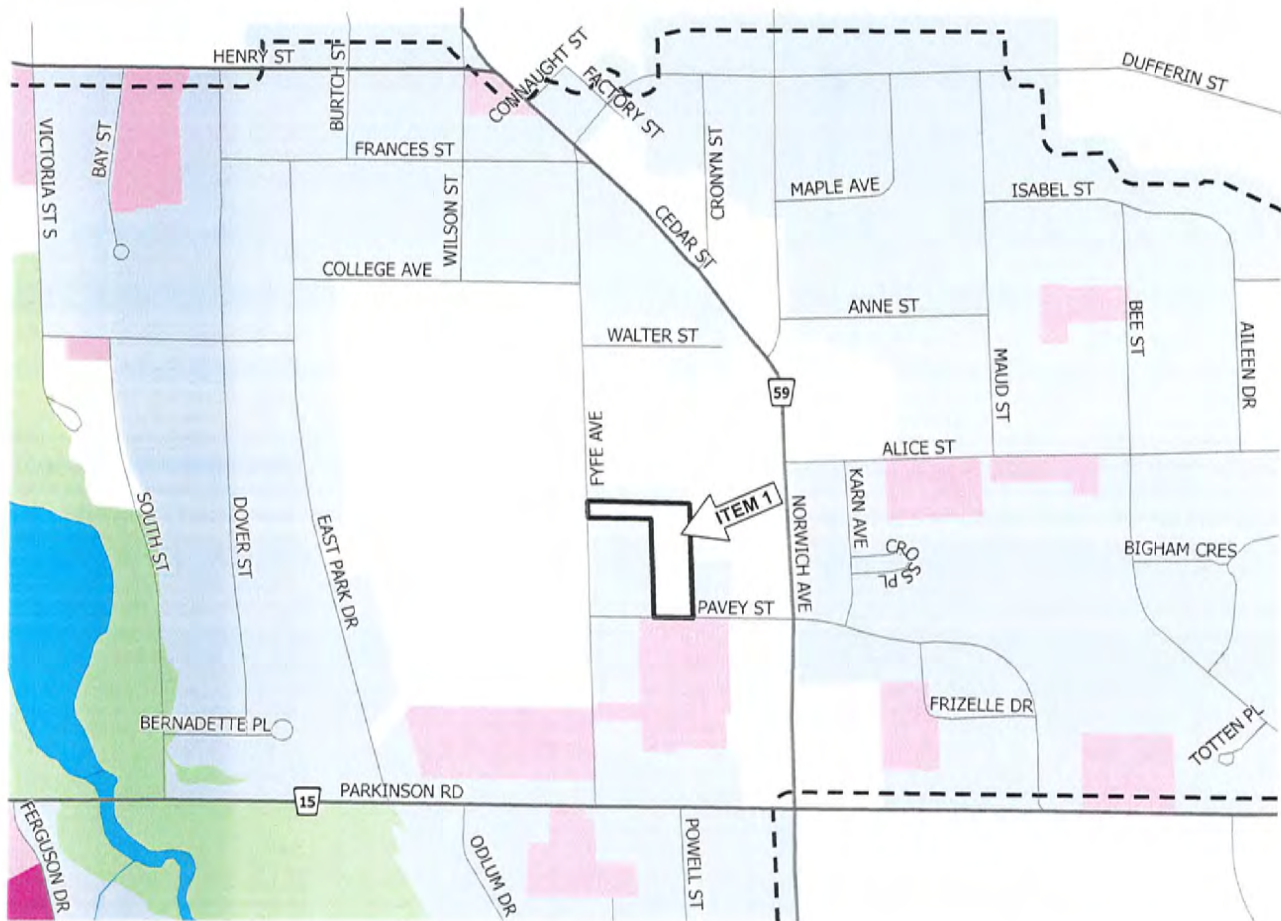
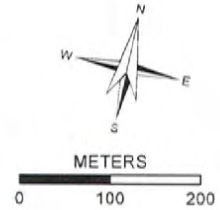
5.0 IMPLEMENTATION

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. 332  
 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 6710-2025

Final Audit Report

2025-02-26

Created:	2025-02-26
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM8WyNDAwcbXQNM7hImKF9Bj9aqyHn3hd

## "By-law 6710-2025" History

-  Document created by Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)  
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-  Document emailed to mryan@oxfordcounty.ca for signature  
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-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
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Signature Date: 2025-02-26 - 9:26:32 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-26 - 9:26:32 PM GMT



Adobe Acrobat Sign





**File No.:** OP 24-19-1  
**OWNER:** EVELYNE BAKER & JOHN MENSINK  
**MUNICIPALITY:** TOWNSHIP OF BLANDFORD-BLENHEIM

**AMENDMENT NUMBER :** 334  
**DATE OF ADOPTION:** FEBRUARY 26, 2025  
**DATE OF NOTICE:** MARCH 7, 2025  
**LAST DATE OF APPEAL:** MARCH 27, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6708-2025** on **February 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 334** 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 Official Plan Amendment application proposes to permit the severance of the only dwelling from an agricultural lot through a farm consolidation.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application:** ZN 1-24-26,  
ZN 1-24-27 &  
B24-91-1

**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 **Dustin Robson, Development Planner – 519-539-9800 x3211**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

COUNTY OF OXFORD  
BY-LAW NO. 6708-2025

**BEING** a By-Law to adopt Amendment Number 334 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 334 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Blandford-Blenheim 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 334 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 26 day of February, 2025.

READ a third time and finally passed 26 day of February, 2025.

Marcus Ryan  
Marcus Ryan (Feb 26, 2025 16:25 EST)

MARCUS RYAN, WARDEN

Lindsey Mansbridge

LINDSEY MANSBRIDGE, CLERK



I hereby certify this to be a true copy.

Feb 26/25 Lindsey Mansbridge  
Date Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 334  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto,  
constitutes Amendment Number 334 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the severance of the only dwelling from an agricultural lot through a farm consolidation. The applicants are proposing a farm consolidation that would result in the retention of a surplus farm dwelling on a separate lot. The proposal would result in approximately 33.9 ha (84 ac) of land being severed and conveyed to the lot to be enlarged, which is approximately 12.3 ha (30.6 ac) in size. The resulting lot would be 46.3 ha (114.6 ac) in size.

The Canadian Pacific Kansas City mainline railway (CPKC) currently separates agricultural lands owned by the applicants (the Hoffers), located at 786037 Township Road, which is a 27.3 ha (67.6 ac) agricultural lot, south of the CPKC mainline railway. The applicants (the Hoffers) also own the 12.3 ha (30.6 ac) lot north of the CPKC mainline railway, which is identified as the lot to be enlarged in the subject proposal. The lands north of the railway (the lot to be enlarged) are currently landlocked and access to them has generally been from the Hoffer lands south of the railway through an informal private crossing of the CPKC mainline railway. The proposal being considered would eliminate a landlocked lot, which is generally considered good planning, and will remove the need for farm equipment to cross an active rail corridor.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as N Lot 5 and S Lot 5, Concession 6, Except Part 1, Plan 41R-372 and Part 3, Plan 41R-3127 in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford Road 29, between Blandford Road and Oxford Road 22, and are municipally known as 806046 Oxford Road 29.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to permit the severance of the only dwelling from an agricultural lot through a farm consolidation.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Planning Statement (PPS) as the resulting enlarged agricultural lot size and configuration is consistent with the PPS direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The lot to be enlarged is currently owned by the same landowners (the Hoffers) of the lot to the south of the rail corridor abutting the lot to be enlarged. Currently, in order to access the lot to be enlarged the Hoffers must cross the CPKC rail corridor from their lands to the south through an informal private crossing of the CKPC mainline railway. CKPC has expressed concerns with this arrangement and the status of the private crossing over the mainline railway is legally unclear. In considering the subject proposal for a farm consolidation, the lot to be severed would be conveyed to the lot to be enlarged and once consolidated, would provide access from an improved street to the formerly landlocked lands. It is the opinion of Council that it is generally considered good planning to eliminate landlocked parcels, where possible.

Through these applications, the resulting lot to be enlarged will no longer be landlocked and will have legal frontage and access to a municipal road and with a lot area of 46.3 ha (114.6 ac). The resulting lot would not have any dwelling located on it. While the proposal does not conform to the Official Plan policies with respect to severing the only dwelling from an agricultural lot, Council is of the opinion that, in this specific circumstance, the proposal will maintain the general intent and purpose of the County Official Plan and not create an undesirable precedent for other requests to create new non-farm rural residential lots.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the PPS and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

"3.1.8.8        N and S Lot 5, Concession 6 (Blandford), Except Part 1, Plan 41R-372 and Part 3, Plan 41R-3127, Township of Blandford-Blenheim

**Location**        The subject lands are described as N Lot 5 and S Lot 5, Concession 6, Except Part 1, Plan 41R-372 and Part 3, Plan 41R-3127 in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford Road 29, between Blandford Road and Oxford Road 22, and are municipally known as 806046 Oxford Road 29.

**Policies**        Notwithstanding Section 3.1.5.3, *Creation of Rural Residential Lots*, or any other applicable policies of the Official Plan to the contrary, a severance resulting in the only dwelling being severed from an agricultural lot through a farm consolidation, to facilitate the elimination of a landlocked lot, shall be permitted.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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












# By-law 6708-2025

Final Audit Report

2025-02-26

Created:	2025-02-26
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3RHXxafAzRrGuj7L7wKGvEc5w7F9n1J

## "By-law 6708-2025" History

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2025-02-26 - 8:15:40 PM GMT
-  Document emailed to mryan@oxfordcounty.ca for signature  
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Signature Date: 2025-02-26 - 8:42:51 PM GMT - Time Source: server
-  Email viewed by mryan@oxfordcounty.ca  
2025-02-26 - 9:25:38 PM GMT
-  Signer mryan@oxfordcounty.ca entered name at signing as Marcus Ryan  
2025-02-26 - 9:25:48 PM GMT
-  Document e-signed by Marcus Ryan (mryan@oxfordcounty.ca)  
Signature Date: 2025-02-26 - 9:25:50 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-26 - 9:25:50 PM GMT



Adobe Acrobat Sign

**File No.:** OP 22-22-5  
**OWNER:** KINGWOOD RIVERSIDE COMMERCIAL LTD.  
**APPLICANT:** DREWLO HOLDINGS INC.  
**MUNICIPALITY:** TOWNSHIP OF ZORRA

**AMENDMENT NUMBER :** 335  
**DATE OF ADOPTION:** FEBRUARY 26, 2025  
**DATE OF NOTICE:** MARCH 7, 2025  
**LAST DATE OF APPEAL:** MARCH 27, 2025

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

---

Take notice that the Council of the County of Oxford passed By-Law No. **6707-2025** on **February 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 335** 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 application proposes the re-designation of the subject lands from 'Industrial', 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to 'Low Density Residential', 'Medium Density Residential', 'Village Core' and 'Open Space' to facilitate the development of the lands for mixed-use residential purposes and to include site-specific policies to recognize a density above what is currently permitted within the Medium Density Designation.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application:** SB 22-10-5 &  
ZN 5-22-14

**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:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

COUNTY OF OXFORD

BY-LAW NO. 6707-2025

**BEING** a By-Law to adopt Amendment Number 335 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 335 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Zorra and the County of Oxford has held a public meeting, and recommended Amendment Number 335 to the County of Oxford Official Plan for adoption, and,

**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 335 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 26<sup>th</sup> day of February, 2025.

READ a third time and finally passed this 26<sup>th</sup> day of February, 2025.

Marcus Ryan

Marcus Ryan (Feb 26, 2025 16:25 EST)

MARCUS RYAN,

WARDEN

Lindsey Mansbridge

LINDSEY MANSBRIDGE,

CLERK



I hereby certify this to be a true copy.

Feb 26/25 Lindsey Mansbridge  
Date Lindsey A. Mansbridge, Clerk

AMENDMENT NUMBER 335

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute  
Amendment Number 335 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 Village of Thamesford from 'Industrial', 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to revised 'Low Density Residential', 'Medium Density Residential', 'Village Core' and 'Open Space'.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 6-8, Conc. 1 (North Dorchester) Pt. Lot 18 and Part of St. Patrick Street and Pt. Lots 22 & 23, Registered Plan No. 45, in the Village of Thamesford, County of Oxford.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate portions of the subject lands to Low and Medium Density Residential, Village Core, and Open Space. The subject lands comprise approximately 45 ha (111 ac). The application proposes to redesignate approximately 1 ha (2.47 ac) to Low Density Residential, 18.7 ha (46.3 ac) for Medium Density Residential, and 6 ha (14.8 ac) to Village Core (both commercial and institutional uses). The development of the subject lands will result in up to 1,030 residential units (consisting of 18 single detached lots, and up to 640 townhouse units and 372 apartment units), as well as a new elementary school and a range of new commercial uses.

The redesignation of the subject lands for a mix of residential, commercial and institutional uses is acceptable with respect to the County's settlement and growth management policies. The subject lands and the associated development plan represent a logical extension of Thamesford's Village Core, allow for the provision of new housing forms and types within the Village, promote increased densities within a fully serviced settlement area, and are considered to be appropriate and represent good land use planning.

This amendment also protects significant natural features and provides for access to open space, by maintaining over 12.5 ha (30.8 ac) of the subject lands as 'Open Space'. Those areas, also encompassing the floodplain associated with the Middle Thames River, will be utilized for active and passive recreational uses and stormwater management facilities.

This amendment will also permit apartment buildings, with a maximum height of six storeys on certain Medium Density Residential designated blocks within the plan. Council is of the opinion that the increased maximum height, which goes beyond the four-storey limit identified in Section 6.2.3 of the Official Plan, is appropriate to facilitate additional rental apartment housing options within the Village, in an efficient built form, and located in close proximity to numerous amenities and services in Thamesford's existing and expanded Village Core.

Council is of the opinion that the development plans are consistent with the requirements of the PPS and the Official Plan as it pertains to the policies surrounding settlement areas and growth management. The plans represent a suitable mixed-use residential development which will deliver a variety of housing forms and types, as well as commercial uses, a new school site, and a multi-use trail and other recreational amenities within the existing limits of the Village of Thamesford.



The said lands will be subject to site-specific policies similar to those that have been employed in other newly developing areas of Thamesford, which recognize the use of higher density ranges in order to facilitate a built form which is supportive of increased housing units and the efficient use of land and municipal services in a designated settlement area. This development will provide an appropriate variety of housing forms and types which ensure that alternatives to single-detached dwellings are being provided within the Village.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "Z-2" – Village of Thamesford Land Use Plan, is hereby amended by changing to "Medium Density Residential" the land use designation of those lands identified as "ITEM 1", "ITEM 2" and "ITEM 3" on Schedule "A" attached hereto.
- 4.2 That Schedule "Z-2" – Village of Thamesford Land Use Plan, is hereby amended by changing to "Village Core" the land use designation of those lands identified as "ITEM 4" on Schedule "A" attached hereto.
- 4.3 That Schedule "Z-2" – Village of Thamesford Land Use Plan, is hereby amended by changing to "Open Space" the land use designation of those lands identified as "ITEM 5" and "ITEM 6" on Schedule "A" attached hereto.
- 4.4 That Schedule "Z-2" – Village of Thamesford Land Use Plan, is hereby amended by changing to "Low Density Residential" the land use designation of those lands identified as "ITEM 7" on Schedule "A" attached hereto.
- 4.5 That Schedule "Z-2" – Village of Thamesford Land Use Plan, is hereby amended by adding the "Neighbourhood Park" symbol to those lands identified as "ITEM 8" on Schedule "A" attached hereto.
- 4.6 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 6.2.3.2 – 'Specific Development Policies':

##### 6.2.3.2.5 Southeast of Brock and Middleton Streets, Village of Thamesford

Lands which are designated Medium Density Residential within the area southeast of Brock and Middleton Streets in the Village of Thamesford, save for the apartment blocks identified as Block 25 and Block 31 in the Draft Approved Plan of Subdivision SB22-10-5 which are addressed in Section 6.2.3.2.6, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, a variety of townhouse dwelling forms and types shall be required. A mix of street-fronting, back-to-back and stacked townhouse dwellings units will be provided and identified in the local municipal Zoning By-law. The development of the area will ensure that the townhouse blocks are not all established with a singular built form.

Further, the Medium Density Residential blocks within this planning area will allow for the development of a cumulative total of up to 640 dwelling units and no block shall exceed a maximum *net residential density* of 75 units/ha (30 units/ac).



- 4.7 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policy at the end of Section 6.2.3.2 – ‘Specific Development Policies’:

6.2.3.2.6 Veterans Drive and St. Patrick Street, Village of Thamesford

Lands which are designated Medium Density Residential, located south of Brock Street, between Veterans Drive and St. Patrick Street (both east and west of St. Patrick), and identified as Block 25 and Block 31 on SB22-10-5 in the Village of Thamesford, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, lands designated for Medium Density Residential development will allow for apartment buildings with a maximum height of 6 storeys. Zoning provisions for this area will recognize the increased height and the Township of Zorra may consider reduced amenity area requirements and other site-specific zoning provisions to facilitate the provision of rental housing opportunities and the efficient use of land and municipal services.

Further, the Medium Density Residential lands within this planning area (Blocks 25 and 31 specifically) will allow for the development of a cumulative maximum of 375 apartment dwelling units and shall not exceed a maximum *net residential density* of 85 units/ha (34 units/ac).

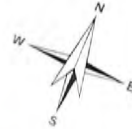
5.0 IMPLEMENTATION

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. 335  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "Z-2"  
**VILLAGE OF THAMESFORD  
LAND USE PLAN**



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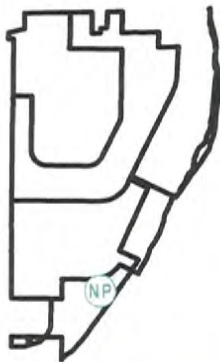


**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM INDUSTRIAL TO VILLAGE CORE
- ITEM 5 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 6 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 7 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 8 - ADD NEIGHBOURHOOD PARK

**LAND USE PLAN  
LEGEND**

<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	VILLAGE CORE	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></span>	COMMUNITY PARK
<span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span>	SERVICE COMMERCIAL	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></span>	NEIGHBOURHOOD PARK
<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span>	LOW DENSITY RESIDENTIAL	<span style="display: inline-block; width: 20px; border-bottom: 2px dashed black;"></span>	FLOODLINE
<span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span>	MEDIUM DENSITY RESIDENTIAL		
<span style="display: inline-block; width: 20px; height: 10px; background-color: brown; border: 1px solid black;"></span>	INDUSTRIAL		
<span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span>	OPEN SPACE		












# By-law 6707-2025

Final Audit Report

2025-02-26

Created:	2025-02-26
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABA6VCrfpPK0Zaymn5Jy9UJcSVcYRwL80V

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2025-02-26 - 9:39:00 PM GMT



Adobe Acrobat Sign

**File No.:** OP 23-05-8  
**OWNER:** FARHI HOLDINGS CORP.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 333  
**DATE OF ADOPTION:** MARCH 26, 2025  
**DATE OF NOTICE:** APRIL 1, 2025  
**LAST DATE OF APPEAL:** APRIL 21, 2025

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

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Take notice that the Council of the County of Oxford passed By-Law No. **6718-2025** on **March 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 333** 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 seeks to re-designate the lands from Community Facility to Low, Medium and High Density Residential and Open Space to facilitate the redevelopment of an underutilized institutional site for residential purposes.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application:** SB 23-02-8 &  
ZN 8-23-07

**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:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712



COUNTY OF OXFORD

BY-LAW NO. 6718-2025

**BEING** a By-Law to adopt Amendment Number 333 to the County of Oxford Official Plan.

**WHEREAS**, the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 333 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 26<sup>th</sup> day of March, 2025.

READ a third time and finally passed this 26<sup>th</sup> day of March, 2025.

*Marcus Ryan*

Marcus Ryan (Mar 27, 2025 09:02 EDT)

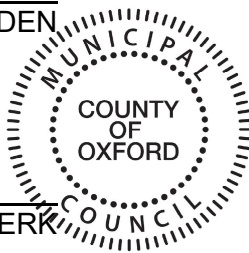
MARCUS RYAN,

WARDEN

*L. Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 333  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute  
Amendment Number 333 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, Schedule “W-3” – City of Woodstock Residential Density Plan and Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, to re-designate the subject lands from ‘Community Facility’ to ‘Residential’, ‘Low Density Residential’, ‘Medium Density Residential’, ‘High Density Residential’ and ‘Open Space’ to facilitate the development of a residential plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 12 (East Zorra), Part of Lot 1, Plan 58, known municipally as 401 Lakeview Drive, Woodstock. The lands are located at the northeast corner of the intersection of Lakeview Drive and Vansittart Avenue (Oxford Road 59).

## 3.0 BASIS FOR THE AMENDMENT

The purpose of the proposed Official Plan Amendment is to redesignate the subject lands to low, medium and high density residential, and open space to facilitate a mix of low, medium and high density residential development, as well as one parkland block, and a storm water management pond. A site-specific policy is also proposed that would permit a maximum residential density of 75 units per hectare, above the current 70 units/hectare maximum for the medium density townhouse blocks, and a maximum residential density of 151 units/ hectare, where 150 units/ hectare is the maximum for the proposed high density residential block.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal will contribute towards providing housing options required for current and future residents, is an appropriate form of residential intensification and redevelopment of an underutilized institutional site in a serviced settlement area and is considered to be an efficient use of lands, available municipal services and infrastructure.

The proposed re-designation from Community Facility to Residential can be considered appropriate as the lands are considered suitable for residential uses and the re-designation will facilitate the development of a variety of dwelling types and housing options to accommodate growth in the City of Woodstock.

Council is also of the opinion that the subject lands are suitable for Medium and High Density residential uses as the site will have access to an arterial road, the higher density uses are proposed for vacant or under utilized sites, the site is close to neighbourhood conveniences and recreational and open space facilities. The high and medium density blocks are buffered from existing low density residential development by a low-density residential block consisting of semi-detached dwellings and through the location of park and stormwater management blocks. Access to the site and traffic movements on surrounding road networks have been demonstrated to be acceptable through a peer reviewed traffic impact study. The off-street parking provided to accommodate the medium and high density blocks is considered appropriate and consistent with the parking provided for other recent medium and high density developments in the City of Woodstock.

The open space blocks will reflect areas used for public parkland and areas required for storm water management purposes.

Council is also satisfied that adequate local services exist to serve the development, and the design and construction of appropriate extensions to water distribution, sanitary and storm services have been included as conditions of approval in the related 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 designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Community Facility” to “Residential”.
- 4.2 That Schedule “W-1”- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto from ‘Community Facility’ to ‘Open Space’.
- 4.3 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Low Density Residential” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.4 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Medium Density Residential” designation to those lands identified as “ITEM 2” on Schedule “A” attached hereto.
- 4.5 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “High Density Residential” designation to those lands identified as “ITEM 3” on Schedule “A” attached hereto.
- 4.6 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Open Space” designation to those lands identified as “ITEM 4” on Schedule “A” attached hereto.
- 4.7 That Schedule “W-4”- City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by adding the “Open Space” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.8 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’:

‘7.2.5.2.6        Part Lot 5 Concession 12 (East Zorra), Part Lot 1, Plan 58  
Northeast Corner of Vansittart Avenue and Lakeview Drive

On those lands located on Part Lot 5, Concession 12 (East Zorra), Part Lot 1, Plan 58 (Northeast Corner of Vansittart Avenue and Lakeview Drive), Medium Density Residential lands may be developed with a maximum net residential density of 75 units per hectare (31 units per acre).’

- 4.9 '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':

7.2.6.2.10 Part Lot 5 Concession 12 (East Zorra), Part Lot 1, Plan 58  
Northeast Corner of Vansittart Avenue and Lakeview Drive

On those lands located on Part Lot 5, Concession 12 (East Zorra), Part Lot 1, Plan 58 (Northeast Corner of Vansittart Avenue and Lakeview Drive), High Density Residential lands may be developed with a maximum net residential density of 151 units per hectare (61 units per acre).'

5.0 IMPLEMENTATION

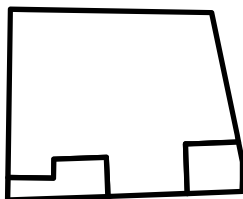
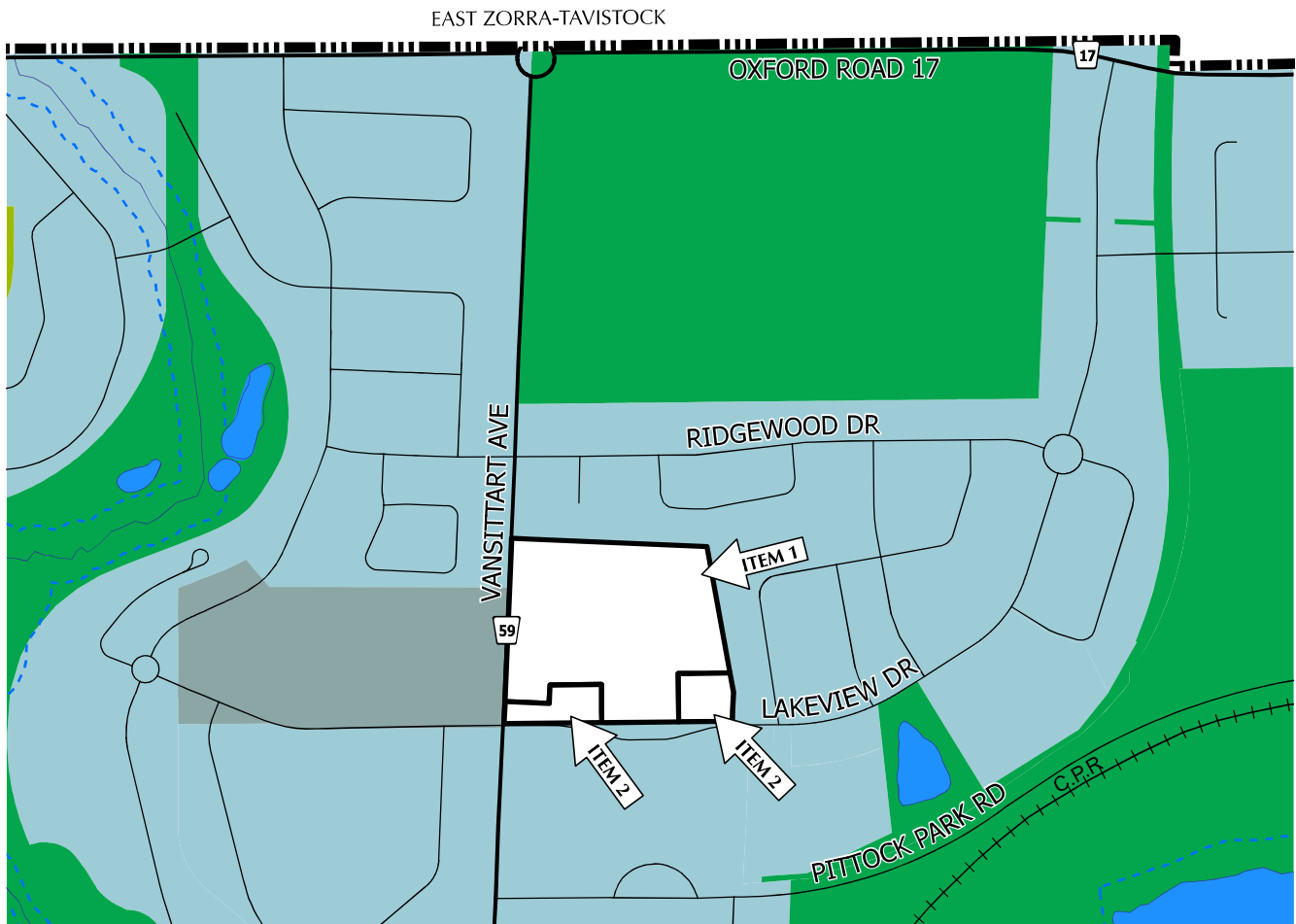
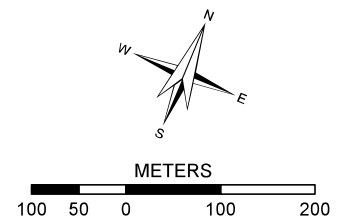
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 333  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**

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



**- AREA OF THIS AMENDMENT**

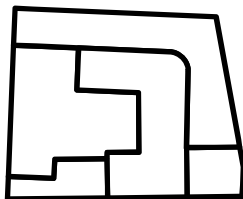
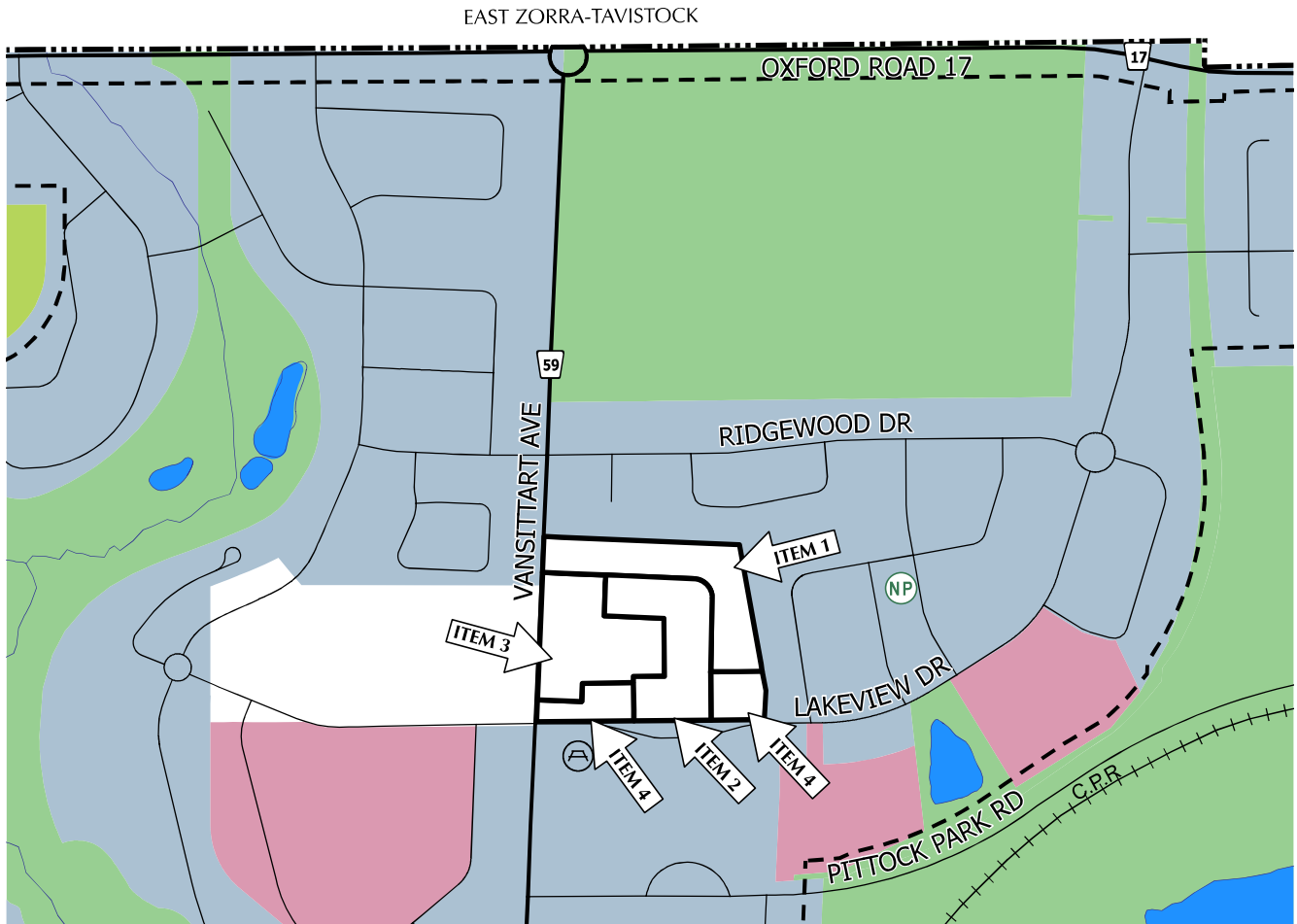
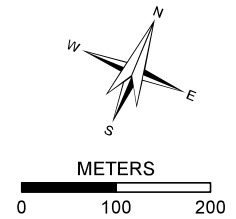
ITEM 1 - CHANGE FROM COMMUNITY FACILITY TO RESIDENTIAL

ITEM 2 - CHANGE FROM COMMUNITY FACILITY TO OPEN SPACE

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 333  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK**  
**RESIDENTIAL DENSITY PLAN**



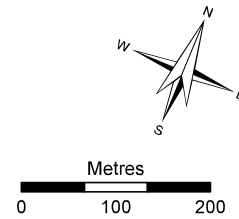
**- AREA OF THIS AMENDMENT**

- 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 OPEN SPACE

**RESIDENTIAL DENSITY PLAN  
LEGEND**

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

SCHEDULE "A"  
 AMENDMENT No. 333  
 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 OPEN SPACE

**LEISURE RESOURCES AND  
 SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- A PROPOSED PARK
- NP NEIGHBOURHOOD PARK












# By-law 6718-2025

Final Audit Report

2025-03-27

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2025-03-27 - 1:02:32 PM GMT

**File No.:** OP 24-20-3  
**OWNER:** LAMMERT & KLAASJE BRONS  
**APPLICANT:** WESLEY DONKER  
**MUNICIPALITY:** TOWNSHIP OF NORWICH

**AMENDMENT NUMBER :** OPA 336  
**DATE OF ADOPTION:** MARCH 26, 2025  
**DATE OF NOTICE:** APRIL 1, 2025  
**LAST DATE OF APPEAL:** APRIL 21, 2025

---

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

---

Take notice that the Council of the County of Oxford passed By-Law No. **6717-2025** on **March 26<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 336** 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 purpose of the Official Plan amendment is to include site-specific policies to permit the expansion of an existing contractor shop from 1,266 m<sup>2</sup> (13,627.11 ft<sup>2</sup>) gross floor area to 2,570 m<sup>2</sup> (27,663.25 ft<sup>2</sup>). The application also proposes to permit a maximum of five employees not residing on the farm.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.

**Who Can File an Appeal (Cont'd)**

Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 3-23-19**

**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 **Amy Hartley, Development Planner – 519-539-9800 x3205**

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

Submit Notice of Appeal to the attention of:  
Lindsey Mansbridge, Clerk  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

COUNTY OF OXFORD

BY-LAW NO. **6717-2025**

**BEING** a By-Law to adopt Amendment Number 336 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 336 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Norwich 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 336 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 26<sup>th</sup> day of March, 2025.

READ a third time and finally passed this 26<sup>th</sup> day of March, 2025.

*Marcus Ryan*

Marcus Ryan (Mar 27, 2025 09:02 EDT)

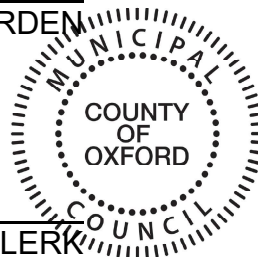
MARCUS RYAN,

WARDEN

*L. Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 336  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 336 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to implement site-specific policy in the Official Plan that will allow for a welding contractor's shop, with a gross floor area of approximately 2,570 m<sup>2</sup> (27,663.25 ft<sup>2</sup>), on an agricultural lot in the Township of Norwich.

## 2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands described as Part of Lot 19, Concession 8 (East Oxford). The lands are located on the west side of Highway 59, lying between Beaconsfield Road and Substation Road and are municipally known as 593981 Highway 59, in the Township of Norwich.

## 3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to permit the expansion of an existing welding contractor's shop. The proposed expansion would result in a total gross floor area of 2,570 m<sup>2</sup> (27,663.25 ft<sup>2</sup>) and up to five (5) employees that do not reside on the subject lands.

It is the opinion of Council that the subject lands are suitable for the site-specific uses, as it is an expansion to an existing established business, will not remove additional lands from agricultural production, and is not expected to have a negative impact on agricultural operations in the vicinity.

To ensure the expanded use is limited to the size and scale proposed, this amendment includes site specific policies with respect to maximum gross floor area, site area and number of off-site employees, as well as a prohibition on future expansion and re-use of the building for other non-agricultural purposes should the use cease operation in the future.

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 Section 3.1.8 – Special Agricultural Policies, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.8.

“3.1.8.9            Part Lots 19, Concession 8 (East Oxford), Township of Norwich

**Location**            The lands to which this Section applies are described as Part Lot 19, Concession 8 (East Oxford) in the Township of Norwich. The lands are located on the west side of Highway 59, lying between Beaconsfield Road and Substation Road and comprise approximately 39.1 ha (96.5 acres), and are municipally known as 593981 Highway 59.

**Policies**            Notwithstanding Section 3.1.4.1, *Permitted Uses*, or any other applicable policies of the Official Plan to the contrary, a non-agricultural use consisting of a welding contractor’s shop may be permitted in accordance with the following:

- In addition to those *agricultural uses* already permitted on the subject property, the expansion of an existing welding contractor shop may be permitted, provided the cumulative gross floor area of all buildings and/or structures, or portions thereof, used for such purpose does not exceed 2,600 m<sup>2</sup> (27,990 ft<sup>2</sup>);
- A maximum of five (5) employees not residing on the farm may be permitted for the contractor shop use;
- The total land area used and/or occupied by the welding contractors shop use and related facilities (e.g. buildings, parking and loading, landscaped areas, driveways, individual on-site sewage services) shall be limited to the minimum required for the proposed use, and shall not exceed 1.2 hectares (3 acres);
- No outdoor storage of goods, materials and/or equipment associated with the welding contractor shop use shall be permitted, unless expressly permitted by the site specific zoning for the use;
- Notwithstanding the policies of section 3.1.5.6.1, no further expansion of the welding contractors shop use in terms of gross floor area, site area, and/or number of employees not residing on the farm shall be permitted, nor shall the severance of the welding contractors shop from the agricultural lot upon which it is located;



- If the welding contractors use should cease operation in the future, any buildings or structures associated with that use shall be used for no other purpose than *agricultural use* and the Area Municipality shall consider the removal of the site specific zoning permissions for the welding contractors shop as part of their next comprehensive Zoning By-Law review.
- A site specific amendment to the General Agricultural zone in the Area Municipal zoning by-law shall be required to permit the expanded welding contractors shop use on the property and to implement the above noted limitations on gross floor area, site area, outdoor storage, and number of off-site employees; and
- The expanded welding contractors shop use shall be subject to site plan control, in accordance with the provisions of the Section 41 of Planning Act, to ensure compliance with the above noted policies and that any other site design related matters (e.g. building location, parking and loading, lighting, landscaping, lot grading and drainage, individual on-site services, emergency service requirements etc.) are appropriately addressed.

## 5.0 IMPLEMENTATION

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

## 6.0 INTERPRETATION

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










# By-law 6717-2025

Final Audit Report

2025-03-27

Created:	2025-03-27
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEjwW-zS6Dj-zUm3fbZsTavqdD_Q3eDbF

## "By-law 6717-2025" History

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Signature Date: 2025-03-27 - 1:02:01 PM GMT - Time Source: server
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2025-03-27 - 1:02:01 PM GMT



**File No.:** OP 24-06-7  
**OWNER:** STATION VIEW DEVELOPMENTS INC.  
**MUNICIPALITY:** TOWN OF TILLSONBURG

**AMENDMENT NUMBER :** 337  
**DATE OF ADOPTION:** MAY 14, 2025  
**DATE OF NOTICE:** MAY 28, 2025  
**LAST DATE OF APPEAL:** JUNE 17, 2025

---

**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsections 21(1) and 17(23) of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. **6730-2025** on **May 14<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 337** to the County of Oxford Official Plan under Section 21 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 proposes to redesignate the subject lands from 'Entrepreneurial District' and 'Community Facility' to 'Entrepreneurial District' with special provisions, to permit a high-density residential development with a proposed residential density of up to 215 units per hectare and associated ground floor commercial space.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Address for Filing a Notice of Appeal**

County of Oxford  
Lindsey Mansbridge, Clerk  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting. Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 7-24-06**

**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 **Marc Davidson, Senior Planner – 519-539-9800 x3214**

COUNTY OF OXFORD

BY-LAW NO. **6730-2025**

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

**WHEREAS**, Amendment Number 337 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public meeting 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 337 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 14<sup>th</sup> day of May, 2025.

READ a third time and finally passed this 14<sup>th</sup> day of May, 2025.

*Marcus Ryan*

Marcus Ryan (May 14, 2025 15:40 EDT)

MARCUS RYAN,

WARDEN

*L. Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 337  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto,  
constitute Amendment Number 337 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to re-designate portions of a site within the Town of Tillsonburg to Entrepreneurial District. The amendment would also introduce a Special Policy Area for the entire site that would allow for increased residential density and a broader range of commercial uses than is currently permitted within the Entrepreneurial District. This amendment would facilitate the construction of a proposed mixed-use commercial/residential development on the subject site.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to land in the Town of Tillsonburg identified as Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West, Town of Tillsonburg. The lands are an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street.

## 3.0 BASIS FOR THE AMENDMENT

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

The site-specific amendment would designate the entirety of the subject lands Entrepreneurial District and amend the existing site specific policy area in Section 8.3.2.3.2.3, to provide for a broader range of commercial uses than is currently permitted in the Entrepreneurial District and permit an increased maximum net residential density of 215 units per hectare (87 units per acre) on this site.

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

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

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 8.3.2.3.2.3 - *Specific Development Policies* be amended to replace the policy pertaining to “NORTH OF BRIDGE STREET BETWEEN ROLPH AND BIDWELL STREETS” with the following:

“Notwithstanding any other provision of this Plan to the contrary, for those lands comprising an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street, more specifically described as:

Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129,135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West;

a mixed use residential/commercial development shall also be permitted, with a maximum *net residential density* of 215 units per ha (87 units per acre) and a maximum height of 9 storeys.

On this site, additional commercial uses, including an art gallery, assembly hall, automated banking machine, bakeshop, bar or tavern, convenience store, bank of financial institution, eating establishment excluding a drive-thru facility, a market (including an outdoor patio/terrace and pop-up style food vending as part of the market), farm produce retail outlet, fitness club, liquor, beer or wine store, retail food store and retail store shall also be permitted“

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

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

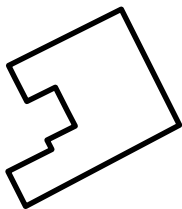
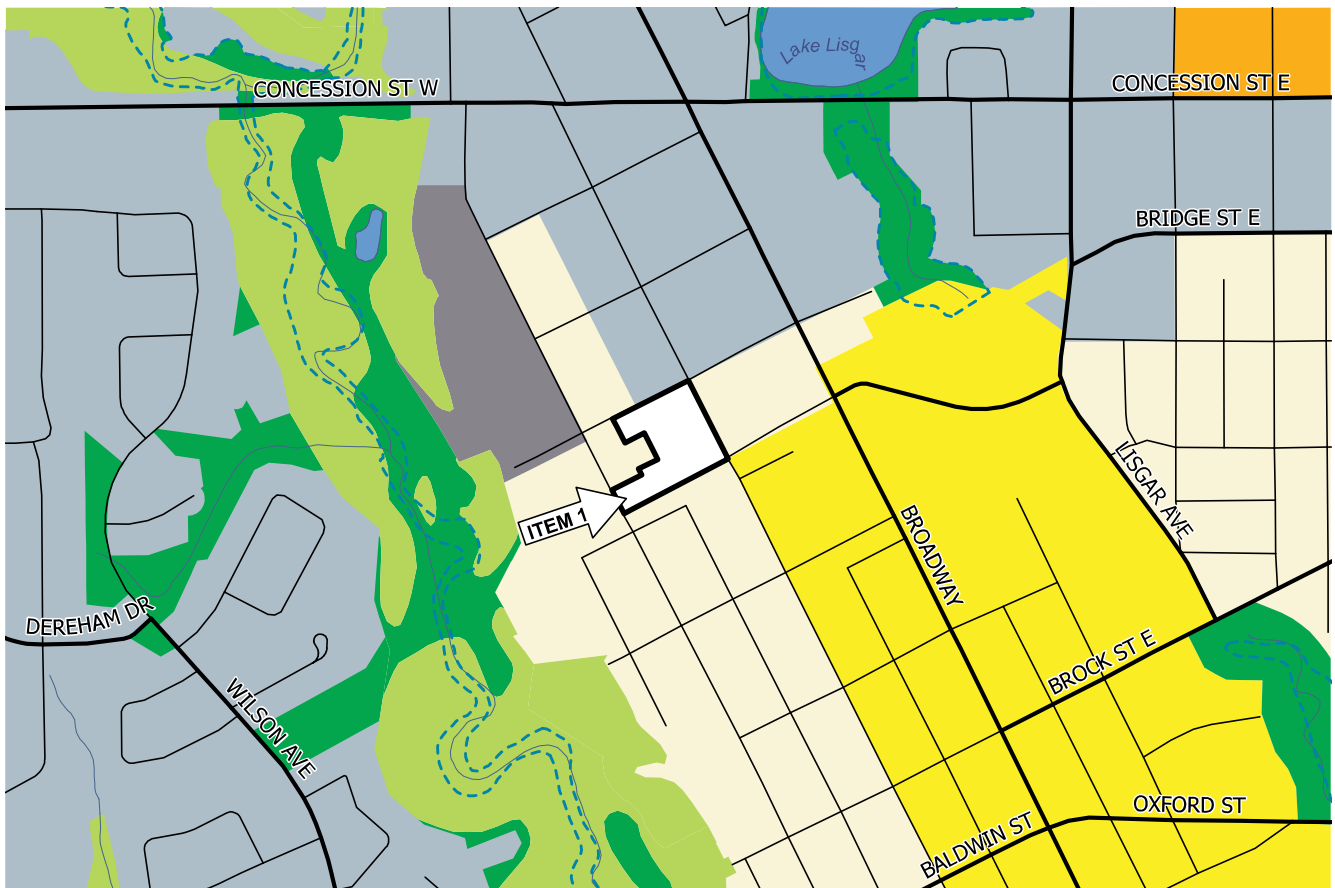
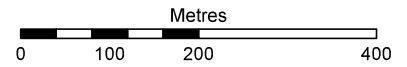
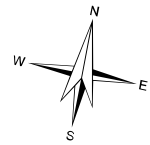
This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.

SCHEDULE "A"  
AMENDMENT No. 337

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-1"  
**TOWN OF TILLSONBURG  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM COMMUNITY FACILITY  
TO ENTREPRENEURIAL DISTRICT

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL
	CENTRAL BUSINESS DISTRICT
	ENTREPRENEURIAL DISTRICT
	SERVICE COMMERCIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE










# op24-06-7\_byl-6730-2025-OPA337-20250514

Final Audit Report

2025-05-14

Created:	2025-05-14
By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYv06MRK7SqXIxY6yKI7RNJmuWGhhIpcf

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Signature Date: 2025-05-14 - 7:40:25 PM GMT - Time Source: server
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2025-05-14 - 7:40:25 PM GMT



**File No.:** OP 24-13-6  
**OWNER:** 15559367 CANADA INC.  
**APPLICANT:** SCOTT SCHYNDEL  
**MUNICIPALITY:** TOWN OF INGERSOLL

**AMENDMENT NUMBER :** 338  
**DATE OF ADOPTION:** MAY 28, 2025  
**DATE OF NOTICE:** JUNE 6, 2025  
**LAST DATE OF APPEAL:** JUNE 26, 2025

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsections 21(1) and 17(23) of the Planning Act**

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Take notice that the Council of the County of Oxford passed By-Law No. **6732-2025** on **May 28<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 338** to the County of Oxford Official Plan under Section 21 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 purpose of the application for Official Plan amendment is to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the construction of two new multiple unit residential structures (each containing 4 dwelling units), for a total of 8 new dwelling units on the property. The existing converted dwelling (containing 4 units) will be removed.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Address for Filing a Notice of Appeal**

County of Oxford  
Lindsey Mansbridge, Clerk  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting. Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 6-24-06**

**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 **Heather St. Clair, Senior Development Planner – 519-539-9800 x3206**



COUNTY OF OXFORD

**BY-LAW NO. 6732-2025**

**BEING** a By-Law to adopt Amendment Number 338 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 338 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 338 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 28<sup>th</sup> day of May, 2025.

READ a third time and finally passed this 28<sup>th</sup> day of May, 2025.

Marcus Ryan  
MARCUS RYAN, WARDEN

Lindsey Mansbridge  
LINDSEY MANSBRIDGE, CLERK



AMENDMENT NUMBER 338  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 338 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a two multiple unit dwellings, each consisting of four dwelling units, for a total of eight new dwelling units on the subject lands.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part Lot 4 and Lot 5, Block 39, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Charles Street East, lying between Pemberton Street and Mutual Street and are municipally known as 169 Charles Street East, Ingersoll.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of two new four unit multiple unit dwellings, for a total of eight new dwelling units on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the Town of Ingersoll and the broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands are located on an arterial road and in close proximity to the public services and amenities of the downtown core of Ingersoll. Further, Council is satisfied that the development of the proposed residential units will have no negative impact on traffic and that the erosion hazard on the subject lands can be appropriately avoided and no further adverse effects from the nearby rail line is anticipated, beyond what is currently experienced on the subject lands. Overall, the proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 1741.2 m<sup>2</sup> (18,742.7 ft<sup>2</sup>) and the applicant is proposing a maximum of eight dwelling units, which constitutes a residential density of approximately 45.9 units/ha (18.6 units/ac), which is within the maximum permitted density of the medium density residential designation of 62 units/ha (25 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "I-2" – Town of Ingersoll 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".

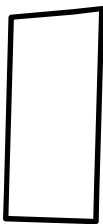
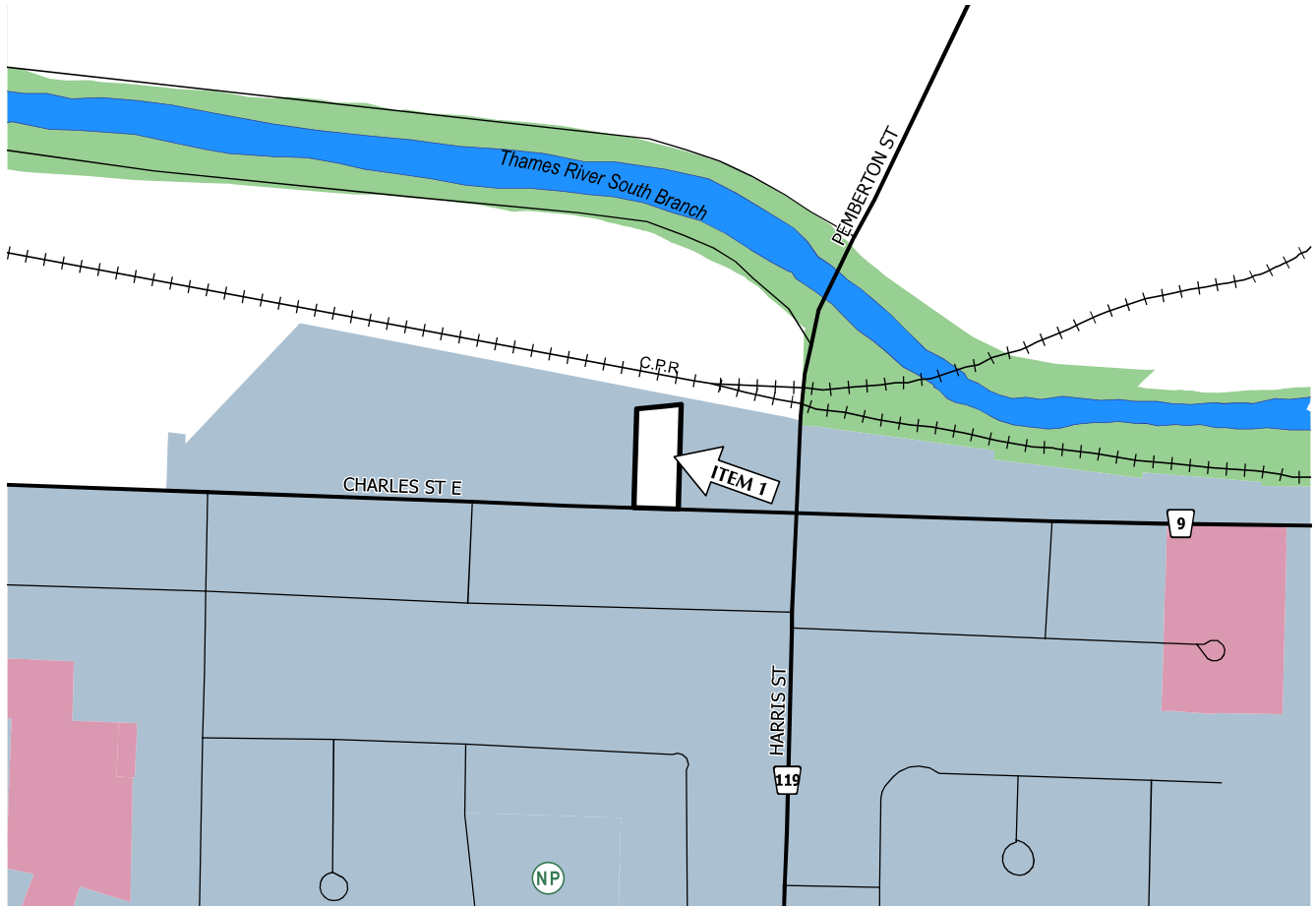
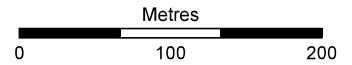
5.0 IMPLEMENTATION

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. 338  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "I-2"  
**TOWN OF INGERSOLL**  
**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
-  OPEN SPACE
-  NEIGHBOURHOOD PARK

**Signature:** Marcus Ryan  
Marcus Ryan (May 28, 2025 14:12 EDT)

**Email:** mryan@oxfordcounty.ca

**Signature:** Imansbridge

**Email:** Imansbridge@oxfordcounty.ca



# op24-13-6\_byl-6732-2025-20250528.docx

Final Audit Report

2025-05-28

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By:	Jessica Elliott (jmelliott@oxfordcounty.ca)
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**File No.:** OP 25-03-6  
**OWNER:** ESCALADE PROPERTY CORP.  
**APPLICANT:** SBM LTD.  
**MUNICIPALITY:** TOWN OF INGERSOLL

**AMENDMENT NUMBER :** 339  
**DATE OF ADOPTION:** MAY 28, 2025  
**DATE OF NOTICE:** JUNE 6, 2025  
**LAST DATE OF APPEAL:** JUNE 26, 2025

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsections 21(1) and 17(23) of the Planning Act**

---

Take notice that the Council of the County of Oxford passed By-Law No. **6733-2025** on **May 28<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 339** to the County of Oxford Official Plan under Section 21 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 purpose of the Official Plan amendment is to redesignate the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of a 5 storey, 49 unit apartment building in the Town of Ingersoll.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Address for Filing a Notice of Appeal**

County of Oxford  
Lindsey Mansbridge, Clerk  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting. Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 6-25-01**

**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 **Heather St. Clair, Senior Development Planner – 519-539-9800 x3206**

COUNTY OF OXFORD

**BY-LAW NO. 6733-2025**

**BEING** a By-Law to adopt Amendment Number 339 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 339 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

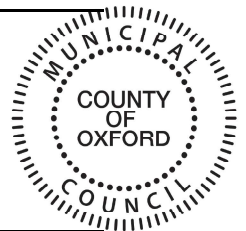
1. That Amendment Number 339 to the County of Oxford Official Plan, being the attached explanatory text and schedules, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 28<sup>th</sup> day of May, 2025.

READ a third time and finally passed this 28<sup>th</sup> day of May, 2025.

Marcus Ryan  
MARCUS RYAN, WARDEN

Lindsey Mansbridge  
LINDSEY MANSBRIDGE, CLERK



AMENDMENT NUMBER 339  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes  
Amendment Number 339 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Service Commercial to Residential on Schedule I-1, Town of Ingersoll Land Use Plan, and to designate the subject lands High Density Residential on Schedule I-2, Town of Ingersoll Residential Density Plan to facilitate the development of a five storey, forty-nine unit apartment building.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part of Park Lot 18, Block 98, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Bell Street, lying between Scourfield Drive and McKeand Street and are municipally known as 412 Bell Street, Ingersoll.

## 3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to designate the subject lands High Density Residential to facilitate the development of a five storey, forty-nine unit apartment dwelling on the subject lands.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the Town of Ingersoll and the broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are located on an arterial road and in close proximity to the public services and amenities of the downtown core of Ingersoll. Further, Council is satisfied that the development of the proposed residential units will be as, or more, compatible with the existing low density residential uses to the immediate north than many of the service commercial uses that are currently permitted on the subject lands in accordance with the current zoning. Council is also satisfied that there are sufficient public recreation spaces available within close proximity to the subject lands to serve the needs of future residents. Overall, the proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 4,976.7 m<sup>2</sup> (1.22 ac) and the applicant is proposing the development of forty-nine new dwelling units, which constitutes a residential density of approximately 98.4 units/ha (40.1 units/ac), which is within the permitted density range of 63 units/ha (26 units/ac) to 111 units/ha (45 units/ac) for development in the high density residential designation. The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "I-1" – Town of Ingersoll Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Service Commercial" to "Residential".

4.2 That Schedule "I-2" – Town of Ingersoll Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto to "High 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.



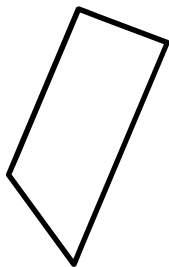
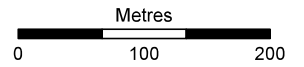
SCHEDULE "A"  
AMENDMENT No. 339

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

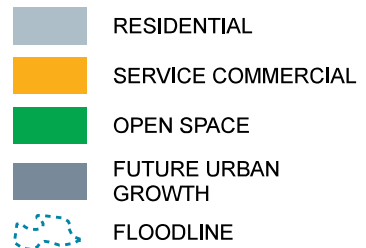
**TOWN OF INGERSOLL  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL  
TO RESIDENTIAL

**LAND USE PLAN  
LEGEND**



SCHEDULE "A"

AMENDMENT No. 339

TO THE

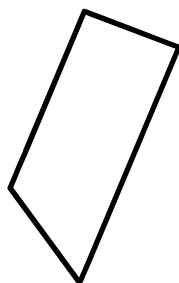
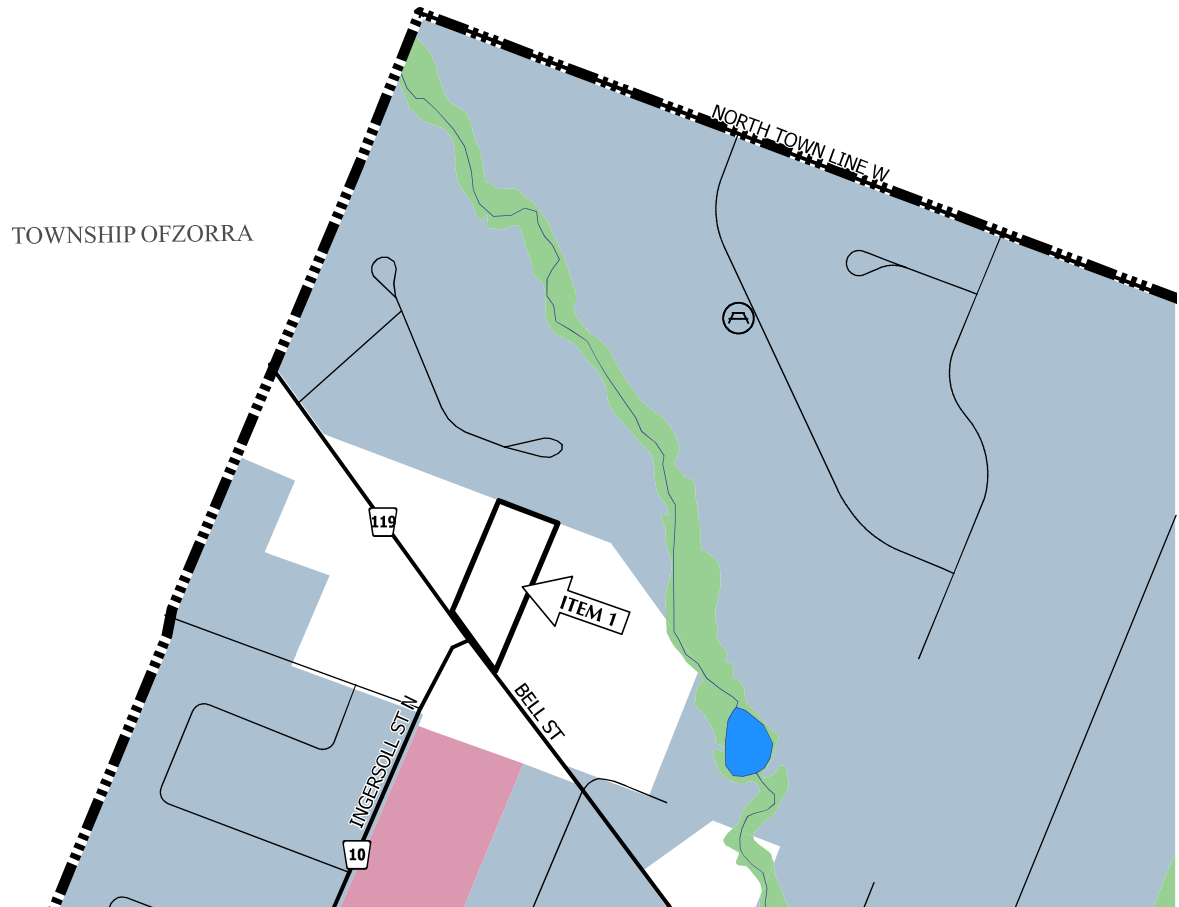
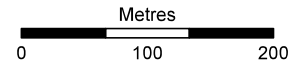
**COUNTY OF OXFORD**

**OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL**



**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  PROPOSED PARK

**Signature:** Marcus Ryan  
Marcus Ryan (May 28, 2025 14:13 EDT)

**Email:** mryan@oxfordcounty.ca

**Signature:** Imansbridge

**Email:** Imansbridge@oxfordcounty.ca









# op25-03-6\_byl-6733-2025-OPA339-20250514.d OCX

Final Audit Report

2025-05-28

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**File No.:** OP 25-01-8  
**OWNER:** B&R HOLDING INC.  
**MUNICIPALITY:** CITY OF WOODSTOCK

**AMENDMENT NUMBER :** 340  
**DATE OF ADOPTION:** MAY 14, 2025  
**DATE OF NOTICE:** MAY 28, 2025  
**LAST DATE OF APPEAL:** JUNE 17, 2025

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**NOTICE OF ADOPTION**  
**With respect to an Official Plan Amendment**  
**Subsections 21(1) and 17(23) of the Planning Act**

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Take notice that the Council of the County of Oxford passed **By-Law No. 6729-2025** on **May 14<sup>th</sup>, 2025**, to adopt **Official Plan Amendment No. 340** to the County of Oxford Official Plan under Section 21 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 Official Plan amendment proposes to add a special policy to the Business Park Designation to permit an indoor recreational use, with a maximum area of 945 m<sup>2</sup> (10,171.9 ft<sup>2</sup>) within a portion of an existing building.

**When and How to File an Appeal**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

- 1) The appeal should be submitted either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at: <https://olt.gov.on.ca/e-file-service> by selecting Oxford (County) as the Approval Authority or by mail to the address provided below, no later than 4:30 p.m., 20 days after the date of the issuing of this notice, as identified under "Last Date of Appeal", above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.
- 2) The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).
- 3) If the e-file portal is down, you can submit your appeal to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

**Address for Filing a Notice of Appeal**

County of Oxford  
Lindsey Mansbridge, Clerk  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
Telephone: 519-539-9800 x3017  
Fax: 519-421-4712

**Who Can File an Appeal**

Only specified persons, public bodies, registered owners of land to which the plan may apply, the requestor to amend the plan and the Minister may appeal the decision of the County of Oxford to the Ontario Land Tribunal. Excluding the Minister, any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting. Third party appeals are not permitted. No appeals may be made in regard to additional residential unit policies, with exception of the Minister

**When the Decision is Final**

The decision of the County of Oxford is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

**Other Related Application: ZN 8-25-01**

**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 **Justin Miller, Development Planner – 519-539-9800 x3210**



COUNTY OF OXFORD

BY-LAW NO. **6729-2025**

**BEING** a By-Law to adopt Amendment Number 340 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 340 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 meeting 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 340 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 14<sup>th</sup> day of May, 2025

READ a third time and finally passed this 14<sup>th</sup> day of May, 2025.

*Marcus Ryan*

Marcus Ryan (May 14, 2025 15:40 EDT)

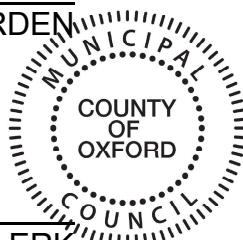
MARCUS RYAN,

WARDEN

*L. Mansbridge*

LINDSEY MANSBRIDGE,

CLERK



AMENDMENT NUMBER 340  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 340 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a special policy to the Business Park designation to facilitate the establishment of a recreational building for indoor sports with a maximum gross floor area of 945 m<sup>2</sup> (10,171.9 ft<sup>2</sup>).

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Block 1, Plan 41M-311, in the City of Woodstock. The lands are located on the north-west corner of Woodall Way and Sprucedale Road and are municipally known as 427 Woodall Way.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of an indoor recreational facility use with a maximum gross floor area of 945 m<sup>2</sup> (10,171.9 ft<sup>2</sup>) within a portion of an existing building. The subject lands currently contain a warehouse building with a gross floor area of 2,787 m<sup>2</sup> (29,999 ft<sup>2</sup>). The official plan amendment proposes to add a special policy to the Business Park designation to facilitate the establishment of the proposed recreational use.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that is considered to be an efficient use of lands, available municipal services and infrastructure.

The subject lands comprise an approximate area of 12,362 m<sup>2</sup> (134,139.8 ft<sup>2</sup>) and contain a recently constructed warehouse building. The application proposes to permit an indoor recreational use within a portion of the existing building. The indoor recreational use would consist of indoor playgrounds, table tennis, etc. as proposed uses. The maximum permitted gross floor area for the indoor recreational use is intended to reflect the ability of the site to provide adequate parking for the proposed uses and to ensure that the site remains primarily used for Business Park uses.

The subject lands are included within the South-East Woodstock Secondary Plan area which permits limited minor institutional uses such as municipal parks and recreational facilities, excluding sensitive land uses, within the Business Park designation. Planning staff consider the indoor recreational use to be similar in nature to the municipal recreational uses permitted by the current Official Plan designation and more compatible with abutting community facilities and residential uses than other business park development. The proposal is an appropriate use within a large free-standing structure that is typical of development within the Business Park designation. The indoor recreational use is considered compatible with surrounding business park uses and, in the event the use ceases, the space can be easily reverted to and/or re-used for other uses permitted in the Business Park designation.

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 Section 7.3.5.3 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.3.5.3 – ‘Specific Development Policies’:

##### 7.3.5.3.9 Block 1, Plan 41M-311 – 427 Woodall Way

Notwithstanding the permitted use policies of the Business Park designation, as contained in Section 7.3.5 & 7.3.5.3.7 of this Plan, a portion of an existing building to a maximum gross floor area of 945 m<sup>2</sup> (10,171.9 ft<sup>2</sup>), may be used for an indoor recreational facility.

#### 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.










# op25-01-8\_byl-6729-2025-OPA340-20250514

Final Audit Report

2025-05-14

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By:	Lindsey Mansbridge (lmansbridge@oxfordcounty.ca)
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