



Plate 1: Location Map with Existing Zoning

File Nos: OP 22-26-8 & ZN 8-22-22- Cedar Creek Golf Club Limited

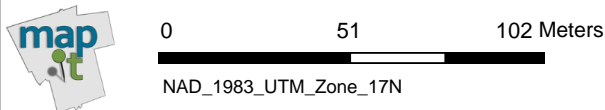
Part Lots 20-21, Plan 1600, PARTS 3 & 9, Plan 41R-5666 - City of Woodstock



**Legend**

- Zoning Floodlines
- Regulation Limit
- ♦♦ 100 Year Flood Line
- ▲ 30 Metre Setback
- ♦♦ Conservation Authority Regulation Limit
- ♦♦ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



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

April 25, 2023





Plate 2: 2020 Aerial Map

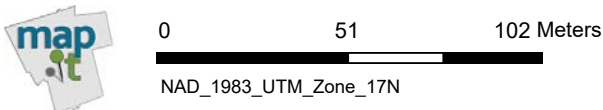
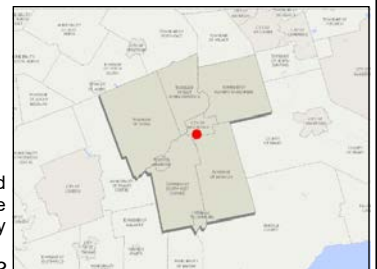
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**Notes**

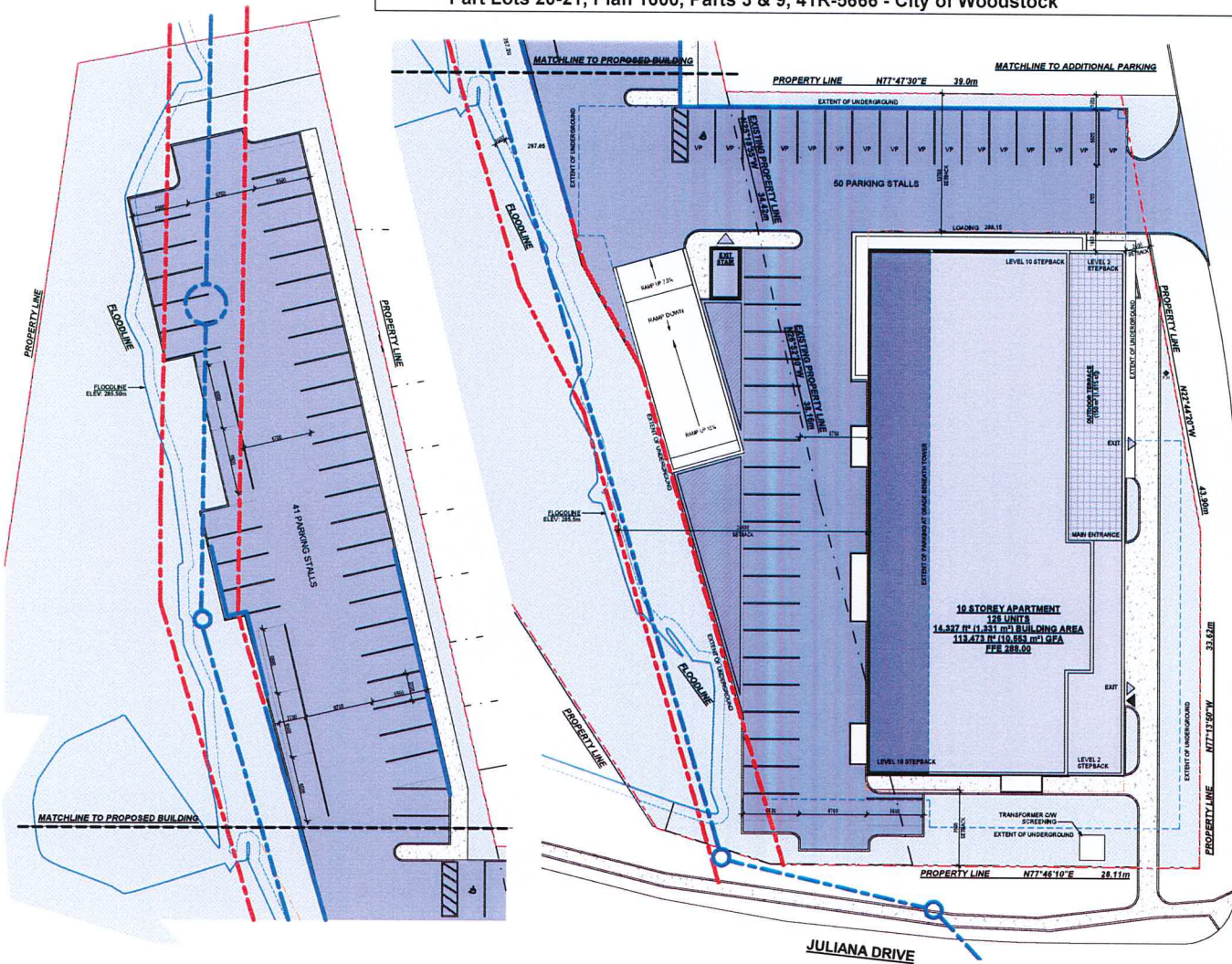


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**Plate 3: Proposed Site Plan**  
 File Nos: OP 22-26-8 & ZN 8-22-22- Cedar Creek Golf Club Limited  
 Part Lots 20-21, Plan 1600, Parts 3 & 9, 41R-5666 - City of Woodstock



**SITE DATA**

DATA	REQUIRED	PROVIDED
PROPOSED LOT AREA (m²) Total	2,089.84	8655 (m²)
LOT AREA (m²) Total	55 (m²) / UNIT	48 (m²) / (6.42 (m²))
LOT AREA COVERAGE (%)	25%	14.4%
FRONT YARD (m)	15 (m)	7.5 (m)
INTERIOR SIDE YARD (m)	15 (m)	24.8 (m)
EXTENSION SIDE YARD (m)	15 (m)	2.4 (m)
REAR YARD (m)	10 (m)	13.7 (m)

**BUILDING DATA**

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	125 (units)	125 (units)
BUILDING AREA (m²)	N/A	1,331 (m²)
CONSTRUCTIVE FLOOR AREA (m²)	N/A	13,300 (m²)
GROSS FLOOR AREA (m²)	NO PROVISION	10,863 (m²)
UNFLOOR FLOOR AREA (m²)	N/A	868 (m²)
TOTAL TOWER FLOOR AREA (m²)	N/A	13,668 (m²)
TYP. TOWER EFFICIENCY RATIO	257 (m²) / UNIT AREA / 1,066 (m²) = 87%	
NUMBER OF STOREYS	8 MAX.	10
BUILDING HEIGHT (m)	N/A	35 (m)
AMENITY AREA INDOOR (m²)	N/A	183 (m²)
AMENITY AREA OUTDOOR (m²)	N/A	520 (m²)
AMENITY AREA TOTAL (m²)	25 (m²) / UNIT	5447 (m²)

**UNIT DATA**

DATA	PROVIDED	PERCENTAGE
1 BEDROOM	55	45 (%)
1 BEDROOM +	25	20 (%)
2 BEDROOM	25	19 (%)
3 BEDROOM	8	7 (%)
4 BEDROOM	5	4 (%)
<b>TOTAL</b>	<b>125</b>	<b>100 (%)</b>

**LANDSCAPING DATA**

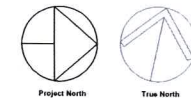
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%)	45 (%)
LANDSCAPE AREA (m²)	702 (m²)	3924 (m²)

**VEHICLE PARKING DATA**

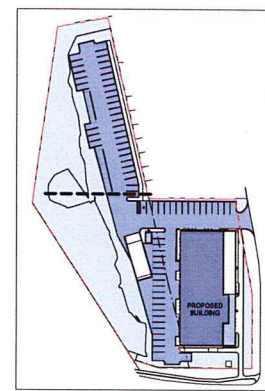
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.8 x 125 (units) = 188	142
TANGENTIAL RESIDENTIAL PARKING	N/A	8
DRINKER FREE PARKING	8 (m²) / (m²)	6 (m²) / (m²)
VISITOR PARKING	0.14188 (units) = 14	16
<b>TOTAL</b>	<b>207</b>	<b>166</b>

**BIKE PARKING DATA**

DATA	REQUIRED	PROVIDED
LONG TERM BIKE PARKING	N/A	85
SHORT TERM BIKE PARKING	N/A	18
<b>TOTAL</b>	<b>125</b>	<b>113</b>



LAMPMAN PLACE



2 APR 11 2023 ZBA SUBMISSION 02  
 1 DEC 09 2022 ZBA SUBMISSION 01

No.	Date	Revision

Project No. 22069  
 SRM<sup>+</sup> architects + urban + designers  
 Drawn by: ESE  
 Checked by: CRZ  
 Project Date: 3/28/2023 10:17:25 AM

**CEDAR CREEK, WOODSTOCK**

**SITE PLAN**

PRELIMINARY

D1.1 - r1

2 SITE PLAN - ADDITIONAL PARKING  
1:200

1 SITE PLAN  
1:200

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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, WARDEN

\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK