

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 14th day of June, 2023.

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

MARCUS RYAN, WARDEN

CHLOÉ 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

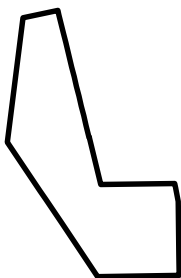
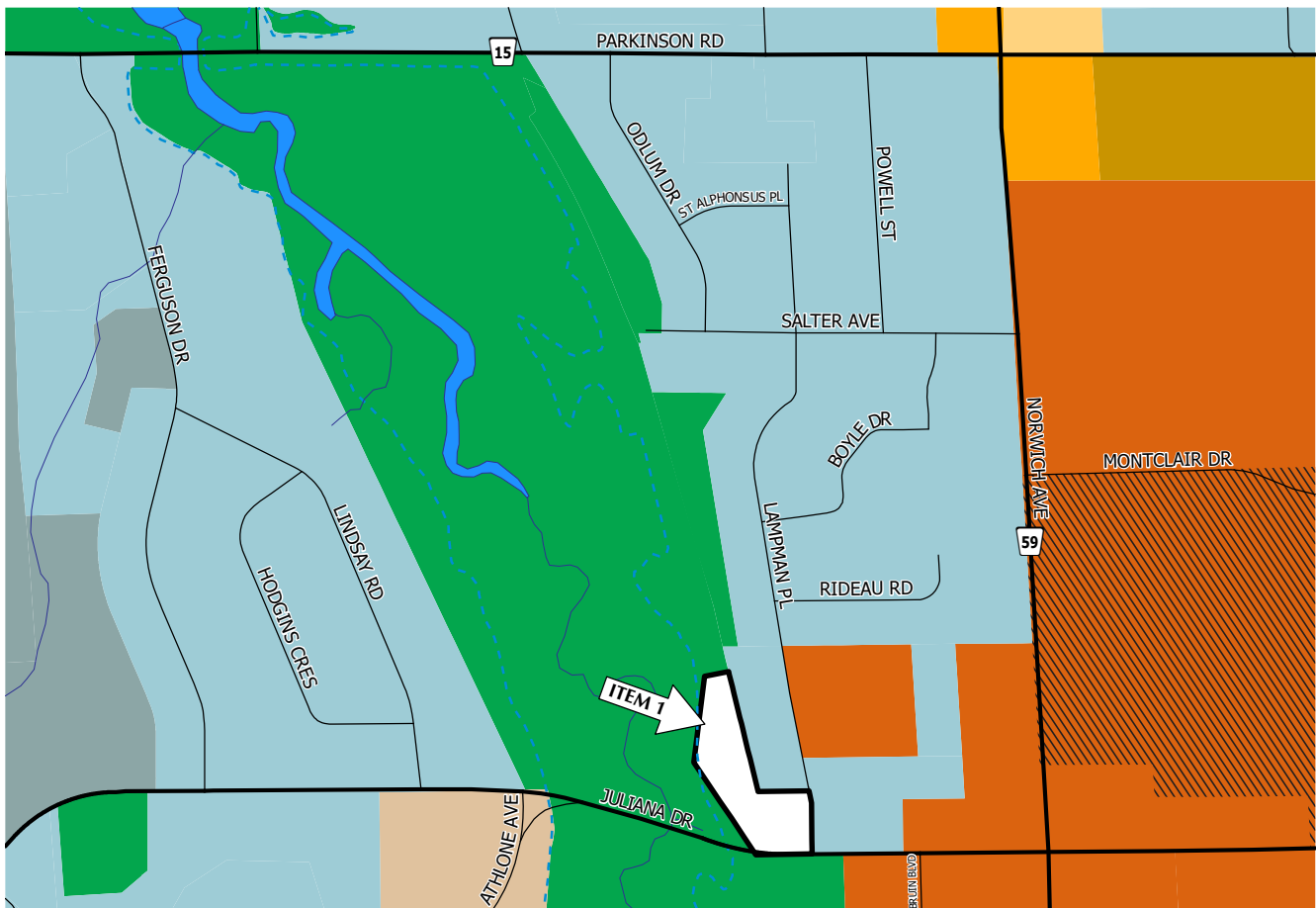
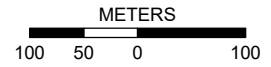
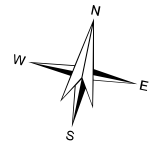
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

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"

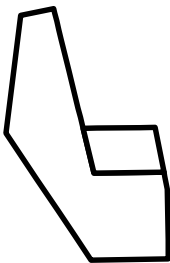
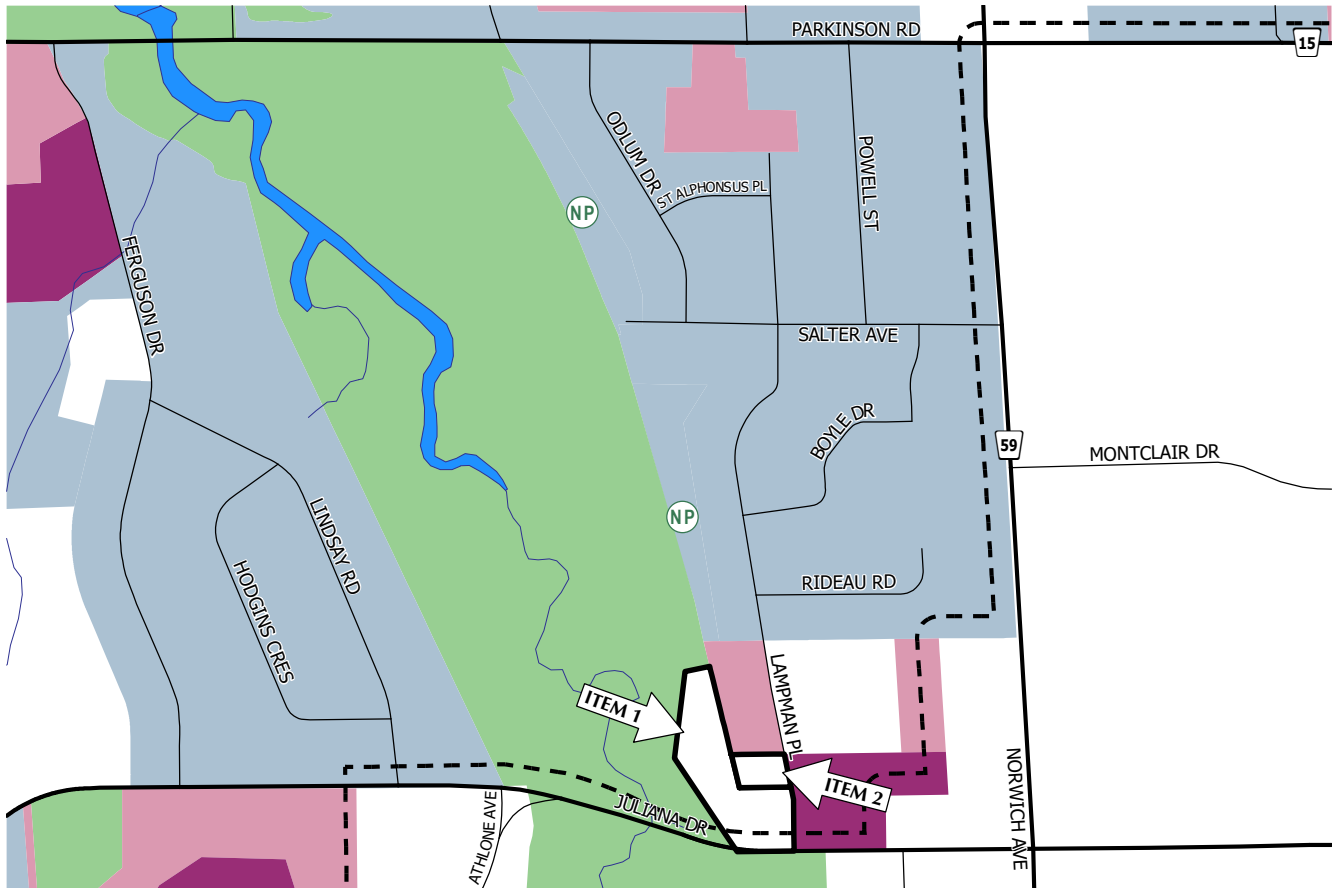
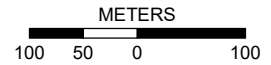
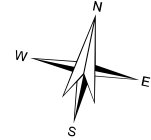
AMENDMENT No. 298

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
- NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"

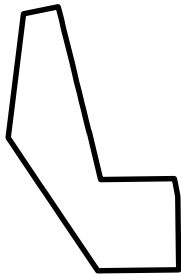
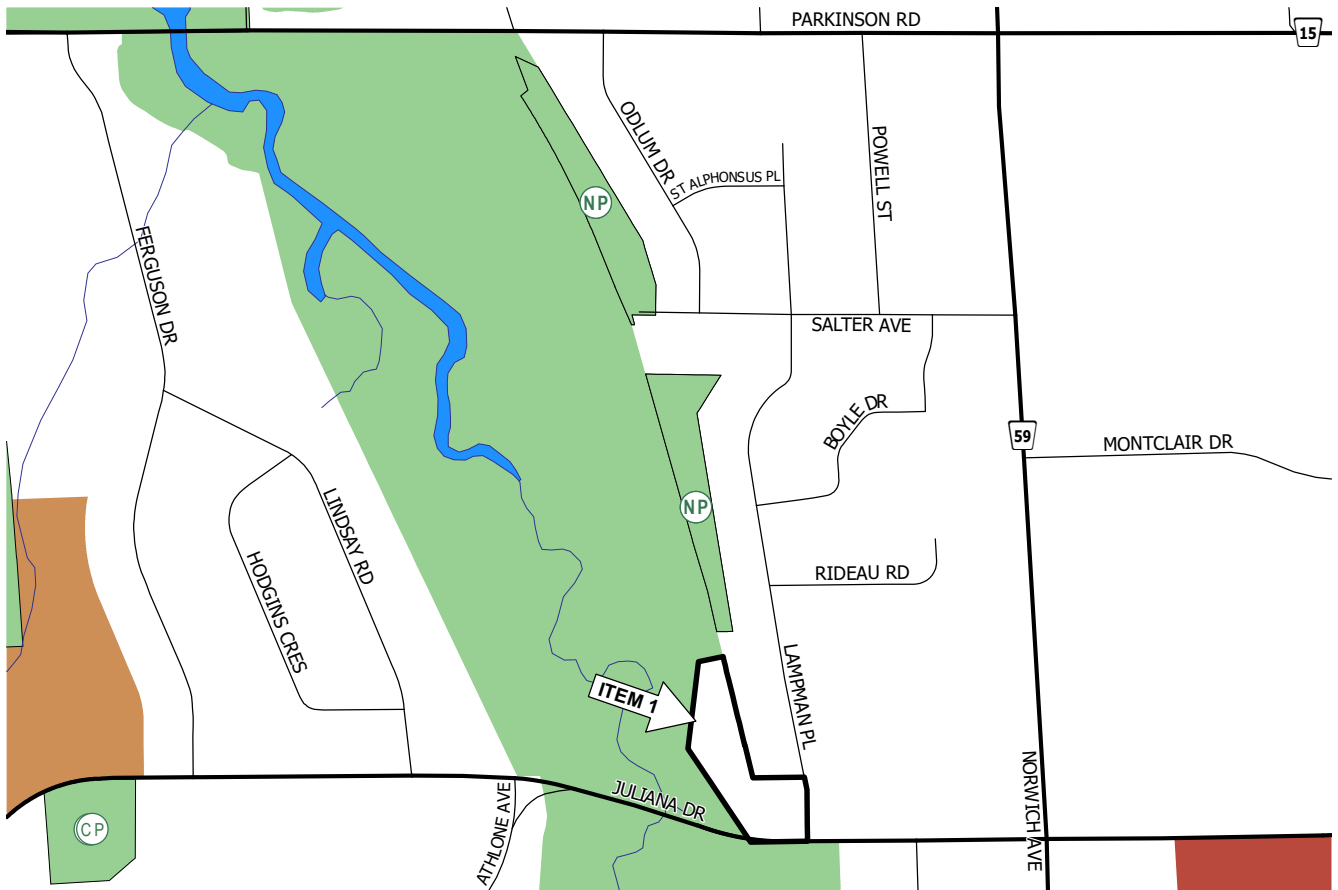
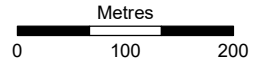
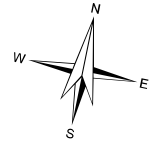
AMENDMENT No. 298

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 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

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