

Plate 1: Location Map with Existing Zoning

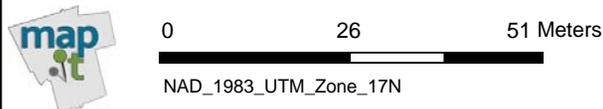
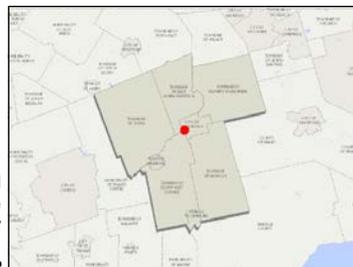
File Nos.: OP 22-28-8 & ZN 8-22-23: 2733153 Ontario Inc & 277487 Ontario Inc
Part of Park Lot 2, Plan 55 - 215 Raglan Street, City of Woodstock



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

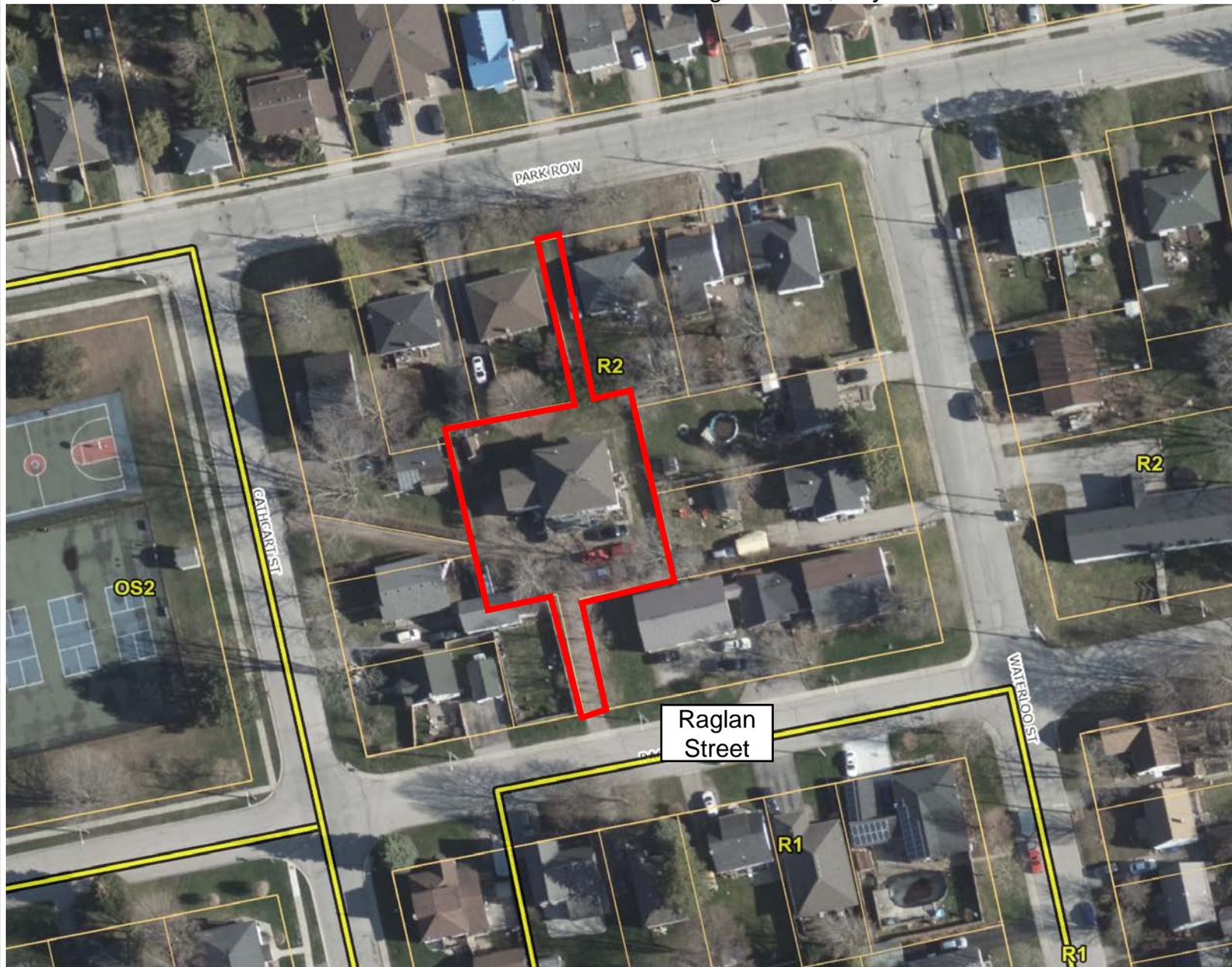


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 27, 2023

Plate 2: 2020 Aerial Map

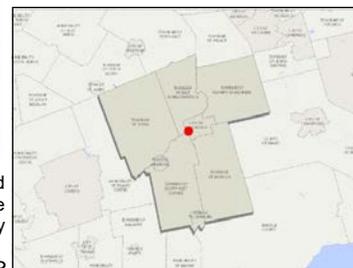
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Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N

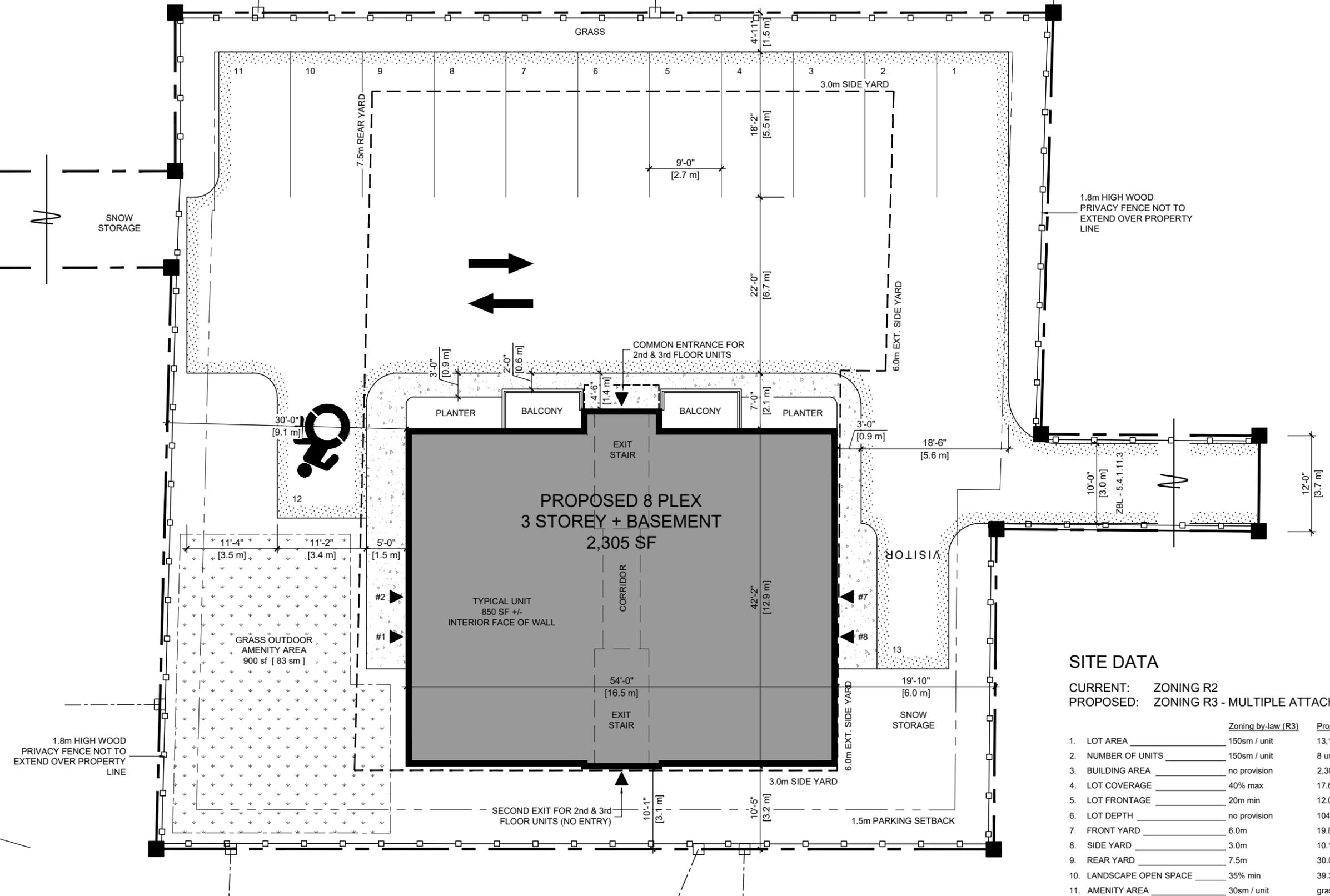


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January 27, 2023

PARK ROW
REAR YARD

RAGLAN STREET
FRONT YARD



SITE DATA

CURRENT: ZONING R2
PROPOSED: ZONING R3 - MULTIPLE ATTACHED DWELLING HOUSE

	Zoning by-law (R3)	Proposed Site
1. LOT AREA	150sm / unit	13,150sf [1,220sm]
2. NUMBER OF UNITS	150sm / unit	8 units [MAX 8]
3. BUILDING AREA	no provision	2,305sf [214sm]
4. LOT COVERAGE	40% max	17.6%
5. LOT FRONTAGE	20m min	12.0ft [3.7m]
6. LOT DEPTH	no provision	104.2ft [31.8m]
7. FRONT YARD	6.0m	19.8ft [6.0m]
8. SIDE YARD	3.0m	10.1ft [3.1m]
9. REAR YARD	7.5m	30.0ft [9.1m]
10. LANDSCAPE OPEN SPACE	35% min	39.3% [480 sm]
11. AMENITY AREA	30sm / unit	grass = 435 sm [total grass on site]
12. PRIVATE AMENITY AREA	no provision	balconies = 300sf [28 sm]
13. BUILDING HEIGHT	3 storeys max	3 storeys [10.4m]
14. PARKING	1.5 per dwelling	12 [12 req'd]
15. VISITOR PARKING	1 per 10 spaces	1

Plate 3: Proposed Site Plan
File Nos.: OP 22-28-8 & ZN 8-22-23: 2733153 Ontario Inc & 277487 Ontario Inc
Part of Park Lot 2, Plan 55 - 215 Raglan Street, City of Woodstock



215 RAGLAN STREET, WOODSTOCK
PROPOSED SITE PLAN
OPTION A
NOVEMBER 18, 2022
0 1 5 10 30
BAR SCALE

SCHMATIC LAYOUT ONLY
ALL PROPERTY BOUNDARIES, BUILDING LOCATION, AND SITE FEATURES TO BE CONFIRM BY A QUALIFIED ONTARIO LAND SURVEYOR PRIOR TO ANY APPROVAL OR CONSTRUCTION. R. RITZ ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING.

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, 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 12th day of July, 2023.

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

MARCUS RYAN, WARDEN

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 297
TO THE COUNTY OF OXFORD OFFICIAL PLAN

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

1.0 PURPOSE OF THE AMENDMENT

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

2.0 LOCATION OF LANDS AFFECTED

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

3.0 BASIS FOR THE AMENDMENT

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

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

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

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

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

4.0 DETAILS OF THE AMENDMENT

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

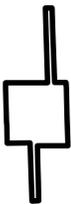
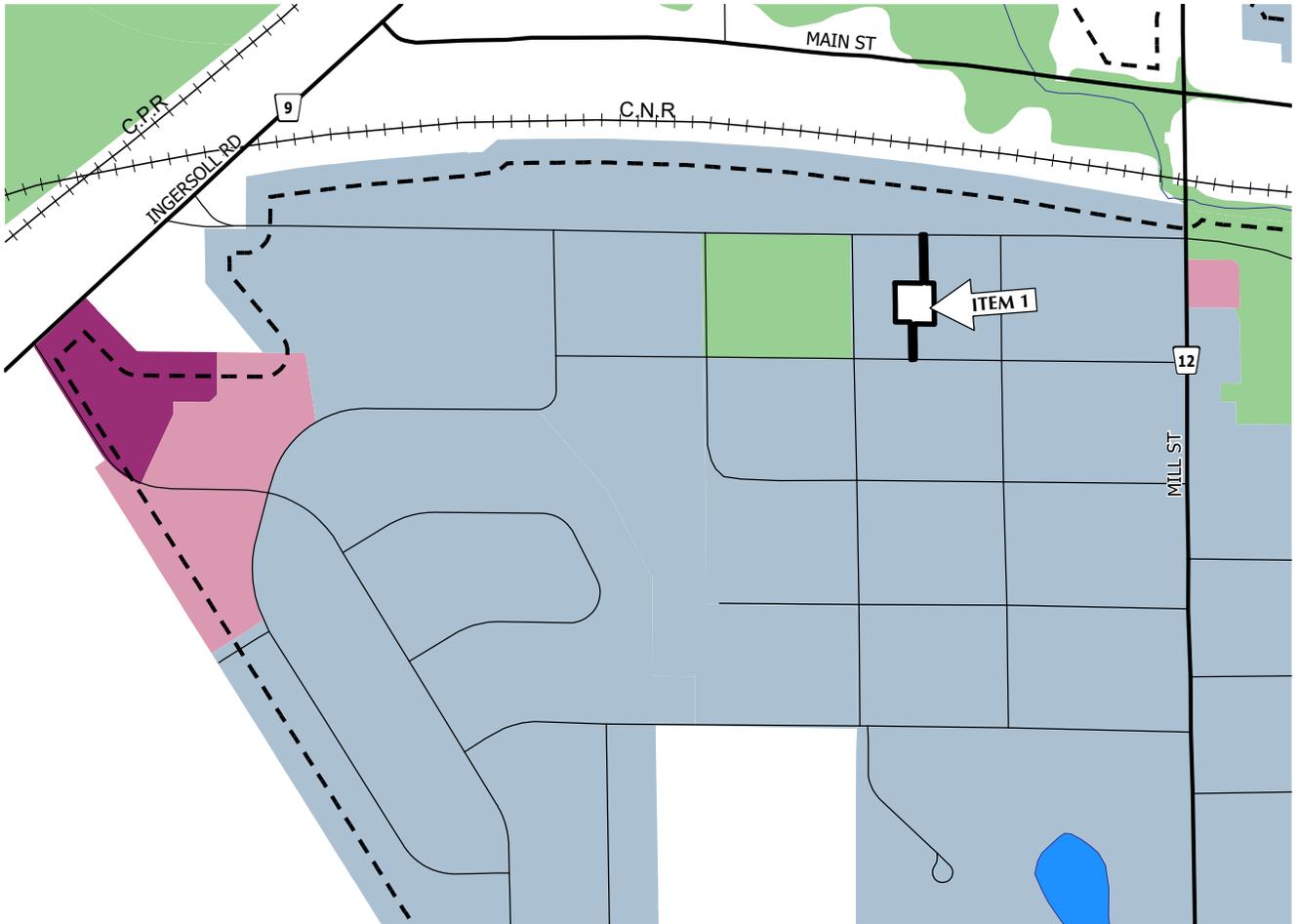
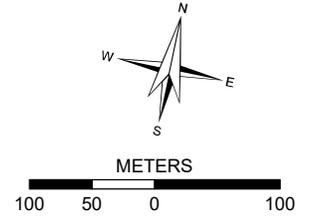
5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 297
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "W-3"
**CITY OF WOODSTOCK
 RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

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

**RESIDENTIAL DENSITY PLAN
 LEGEND**

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