

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”.

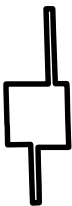
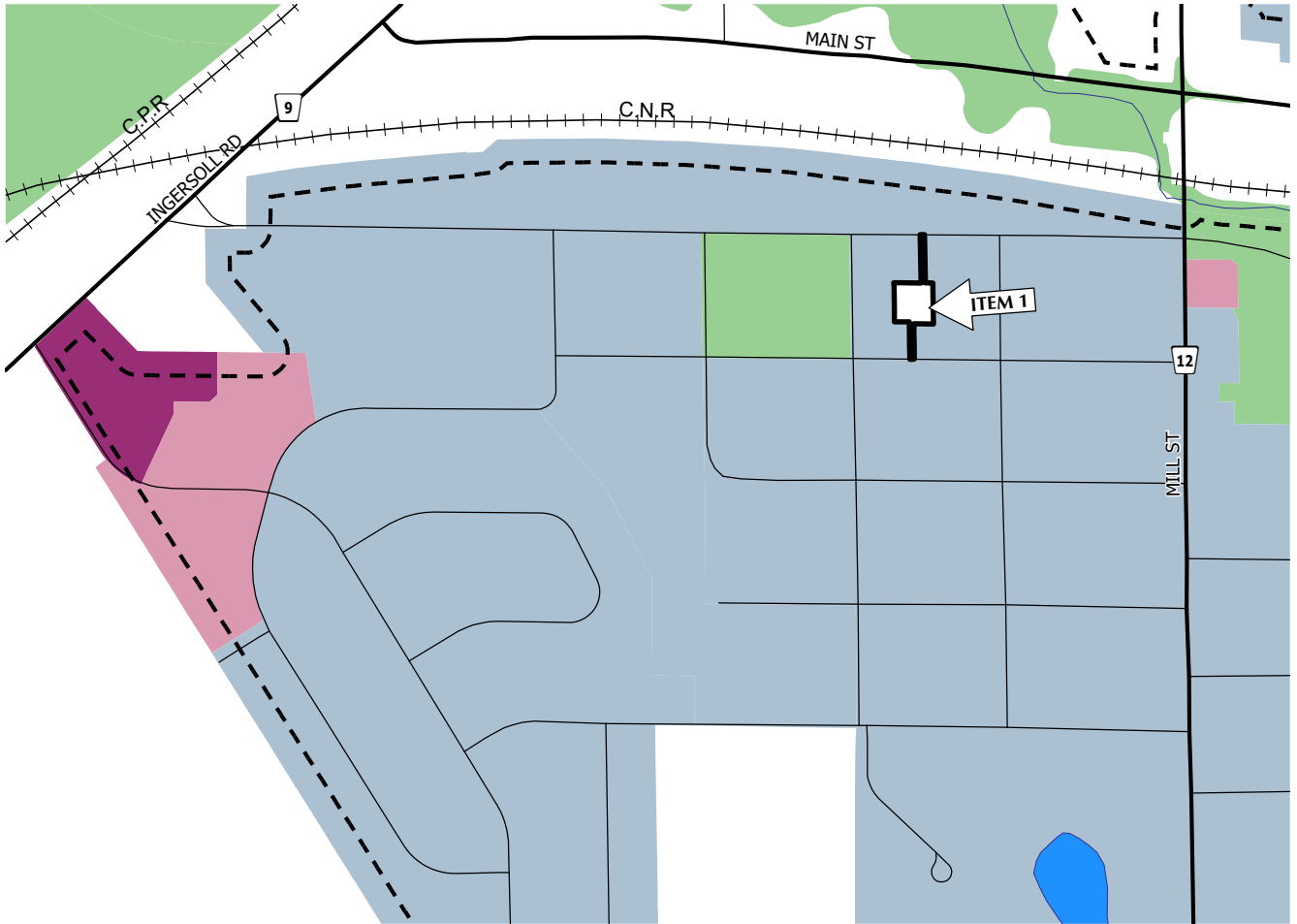
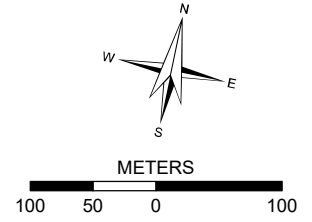
5.0 IMPLEMENTATION

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