

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 Odlum 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.