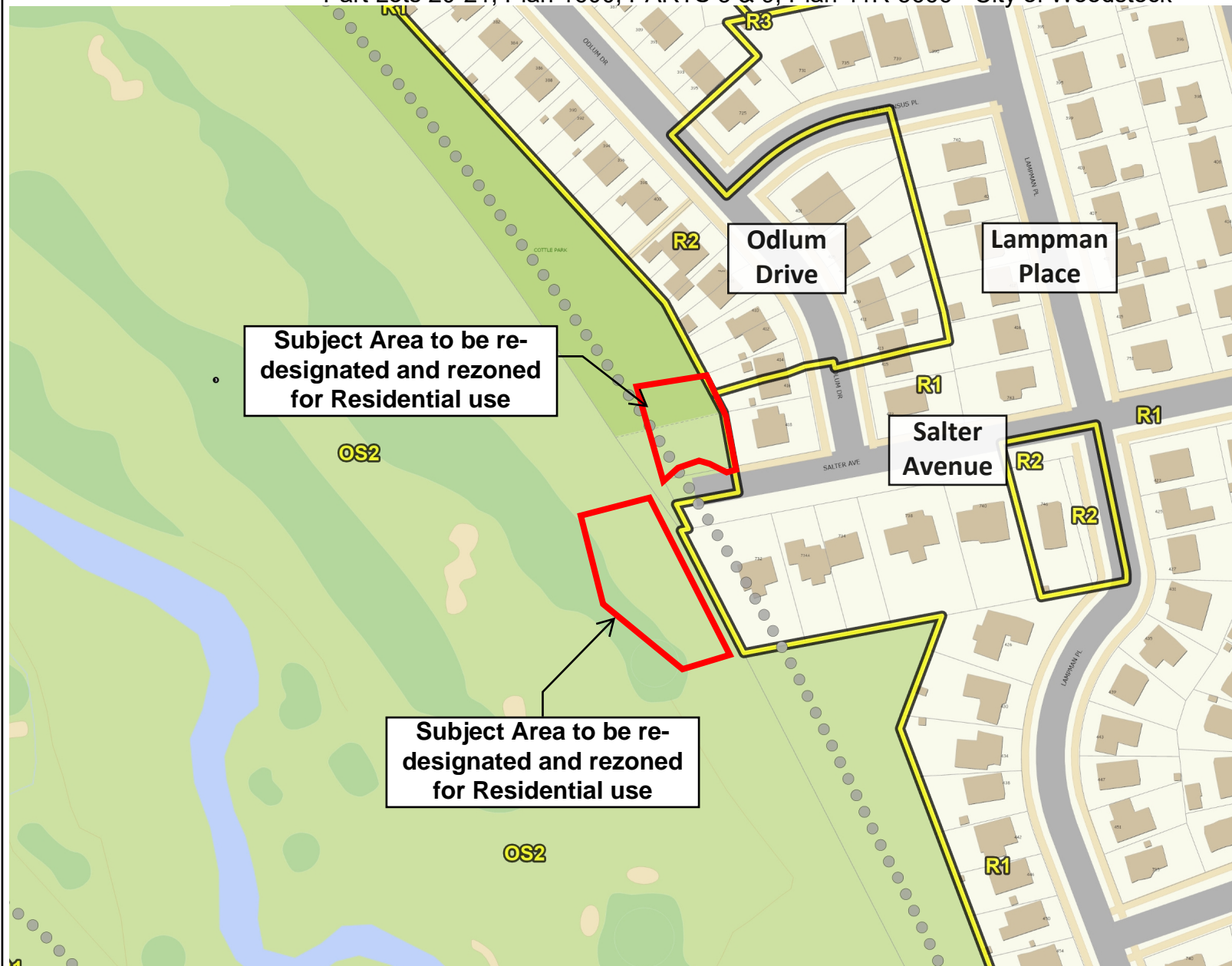


Plate 1: Location Map with Existing Zoning

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

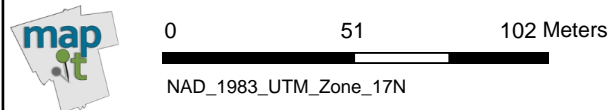
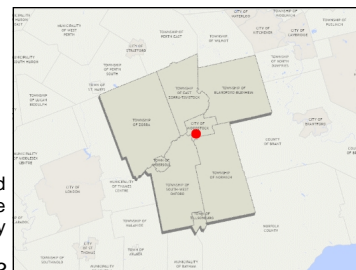
Part Lots 20-21, Plan 1600, PARTS 3 & 9, Plan 41R-5666 - City of Woodstock



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

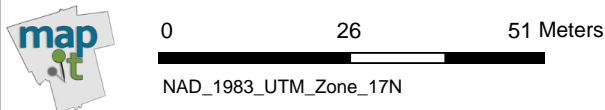
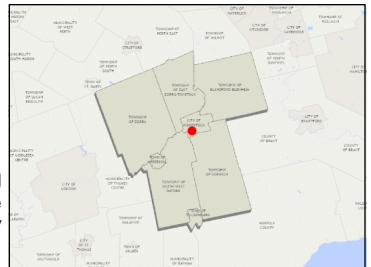
August 31, 2023



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

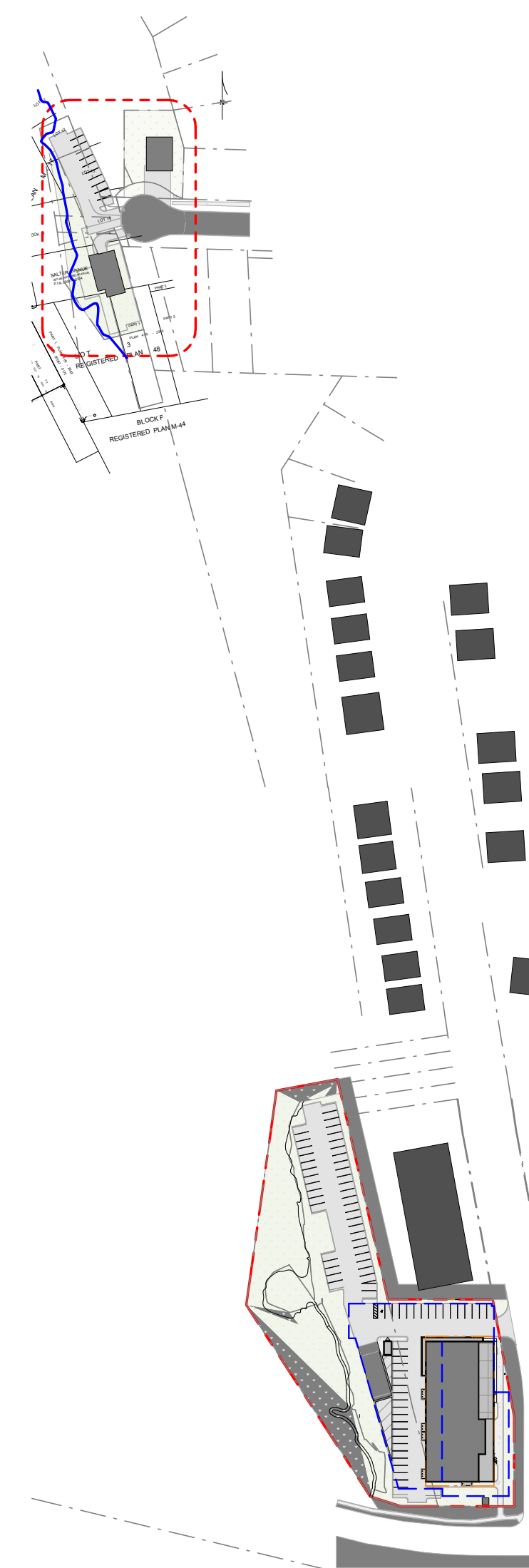
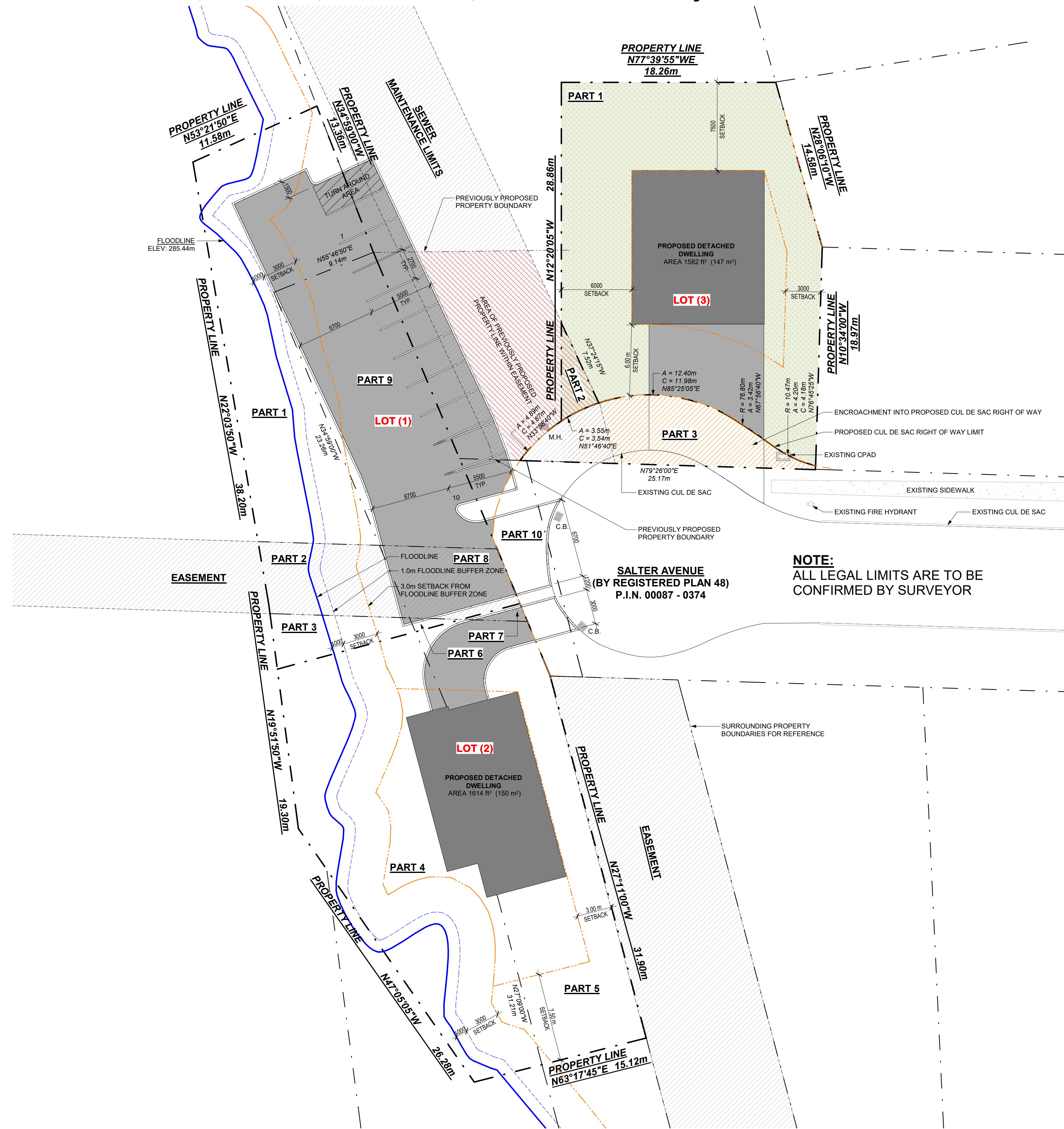


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 31, 2023

Plate 3: Applicant's Sketch

**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**



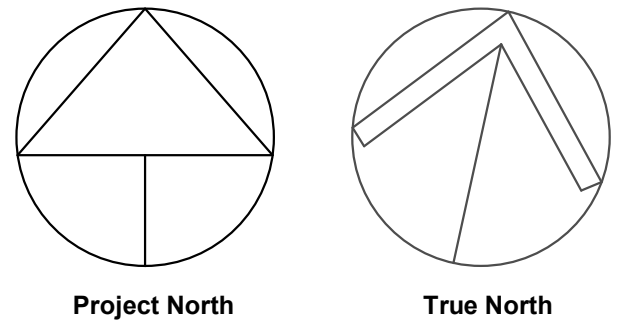
SITE DATA LOT (1) PARKING LOT		
Project Address: Salter Ave, City: Woodstock, Province: Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - R1	
LOT AREA (m ²) Total	N/A	722 (m ²)
LOT AREA COVERAGE (%)	N/A	49%
LOT FRONTAGE (m)	5 (m)	13 (m)
LOT DEPTH (m)	12 (m)	21 (m)
FRONT YARD (m)	3 (m)	3 (m)
FRONT SIDE YARD (m)	6 (m)	6 (m)
BACK SIDE YARD (m)	7.5 (m)	7.5 (m)
REAR YARD (m)	1.2 (m)	1.2 (m)

SITE DATA LOT (2)		
Project Address: Salter Ave, City: Woodstock, Province: Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - R1	
LOT AREA (m ²) Total	N/A	799 (m ²)
LOT AREA COVERAGE (%)	N/A	38%
LOT FRONTAGE (m)	5 (m)	8 (m)
LOT DEPTH (m)	12 (m)	23 (m)
FRONT YARD (m)	3 (m)	3 (m)
FRONT SIDE YARD (m)	6 (m)	6 (m)
BACK SIDE YARD (m)	7.5 (m)	7.5 (m)
REAR YARD (m)	1.2 (m)	1.2 (m)

BUILDING DATA LOT (2)		
DATA	REQUIRED	PROVIDED
GROUND FLOOR AREA (m ²)	N/A	150+/- (m ²)
SECOND FLOOR AREA (m ²)	N/A	150+/- (m ²)
GROSS FLOOR AREA (m ²)	N/A	300+/- (m ²)
NUMBER OF STOREYS	N/A	2
BUILDING HEIGHT (m)	11 (m)	9 (m)

SITE DATA LOT (3)		
Project Address: Salter Ave, City: Woodstock, Province: Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - R1	
LOT AREA (m ²) Total	N/A	589 (m ²)
LOT AREA COVERAGE (%)	N/A	22%
LOT FRONTAGE (m)	5 (m)	23 (m)
LOT DEPTH (m)	12 (m)	28 (m)
FRONT YARD (m)	3 (m)	3 (m)
FRONT SIDE YARD (m)	6 (m)	6 (m)
BACK SIDE YARD (m)	7.5 (m)	6 (m)
REAR YARD (m)	1.2 (m)	7.5 (m)

BUILDING DATA LOT (3)		
DATA	REQUIRED	PROVIDED
GROUND FLOOR AREA (m ²)	N/A	147+/- (m ²)
SECOND FLOOR AREA (m ²)	N/A	147+/- (m ²)
GROSS FLOOR AREA (m ²)	N/A	294+/- (m ²)
NUMBER OF STOREYS	N/A	2
BUILDING HEIGHT (m)	11 (m)	9 (m)



1 SITE PLAN - SALTER LOTS OPTION 1
1:200

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without the written permission of the Architect. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use of this information by any third party is the responsibility of such third party. The Consultant accepts no responsibility for damages, or any release or decisions based on them, as a result of decisions made or actions based on the Contract Documents.
C:\Users\thick\Documents\22068 - Cedar Creek, Woodstock - V19.rvt\Salter Lots (Reference Update)_lynhick4589.rvt

No.	Date	Revision
2	JULY 19/23	ZBA ADDENDUM
1	APR 17/23	ZBA SUBMISSION 02

SRM
architects+
urban*designers

Project No: 22068
Issue Date:
Drawn by: ESE
Checked by: RPH
Plot Date / Time: 2023-07-19 12:22:39 PM

CEDAR CREEK, WOODSTOCK
SITE PLAN - SALTER LOTS OPTION 1

Ontario Association of Architects
Edward Thomas Licence 6572
D1.0A - r2

THE COUNTY OF OXFORD

BY-LAW NO. **6572-2023**

BEING a By-Law to adopt Amendment Number 303 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 303 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 303 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 11th day of October, 2023.

READ a third time and finally passed this 11th day of October, 2023.

MARCUS RYAN, WARDEN

CHLOÉ J. SENIOR, CLERK

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 Odium 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

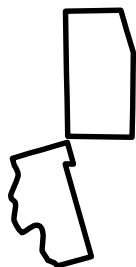
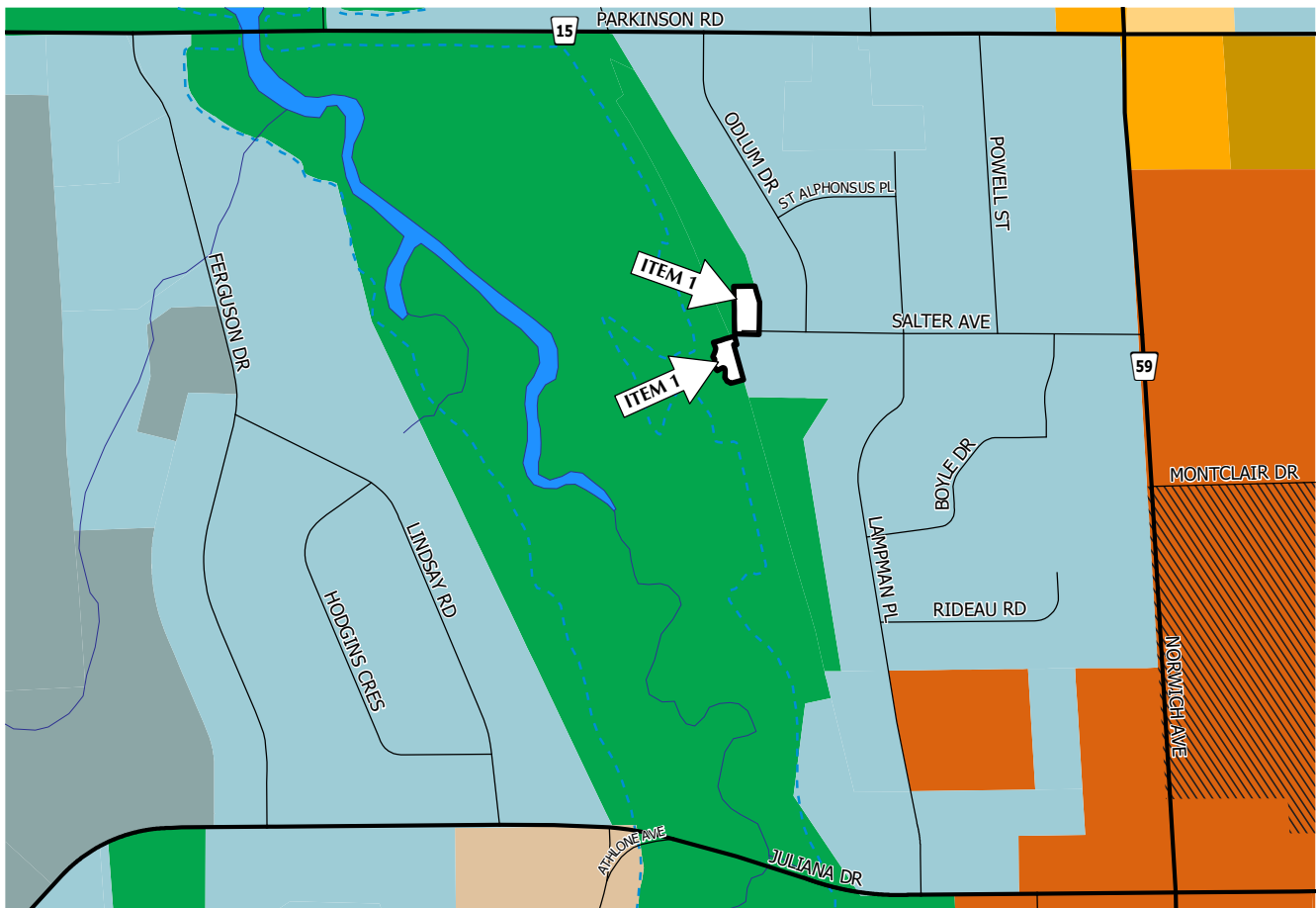
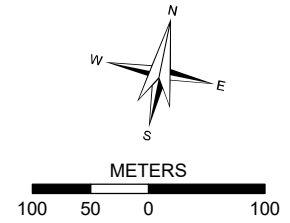
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 303
 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"

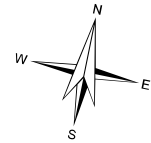
AMENDMENT No. 303

TO THE

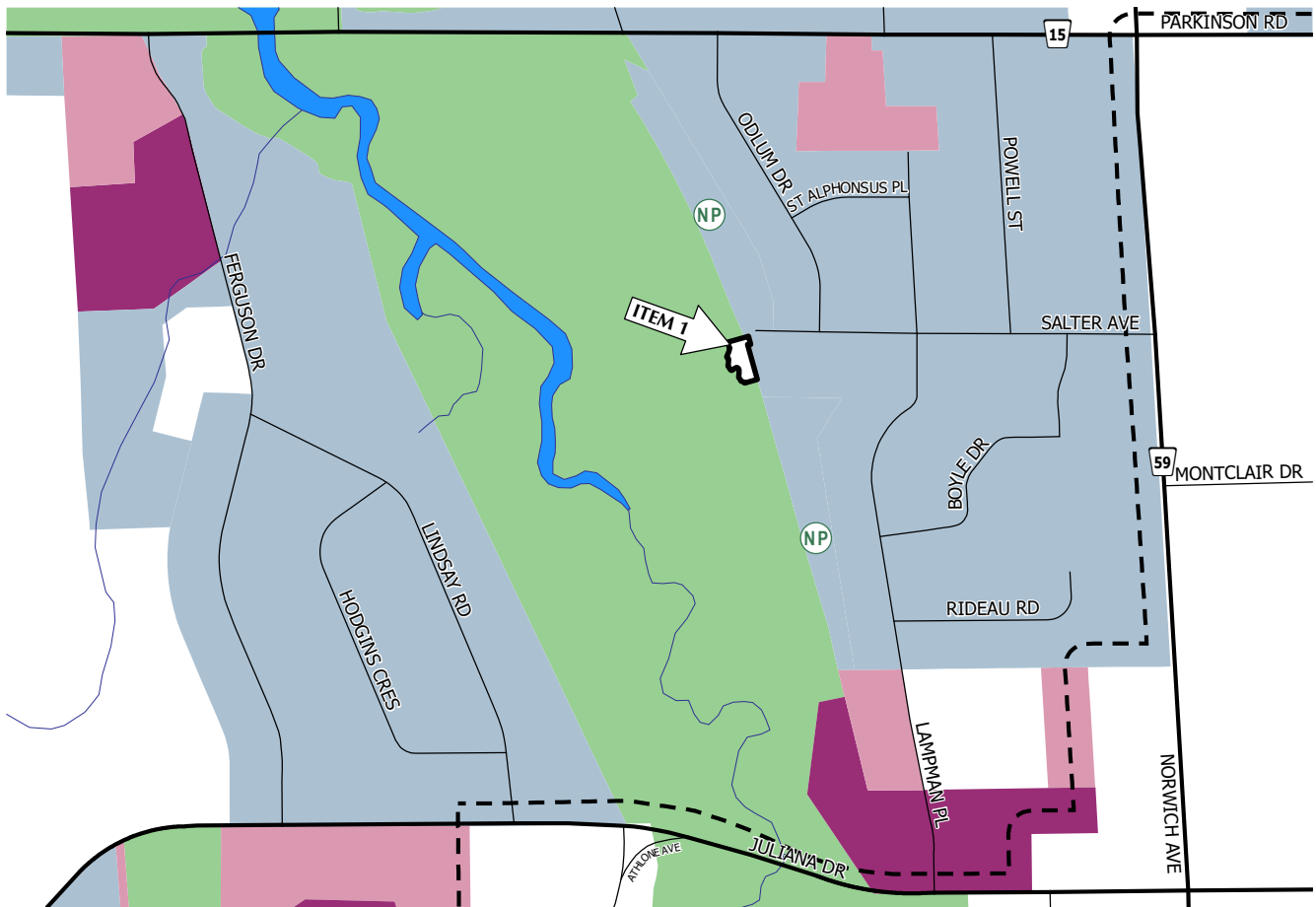
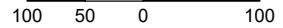
**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**









METERS



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE
TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

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



Growing stronger together

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SCHEDULE "A"

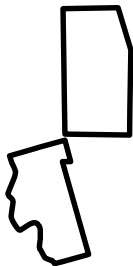
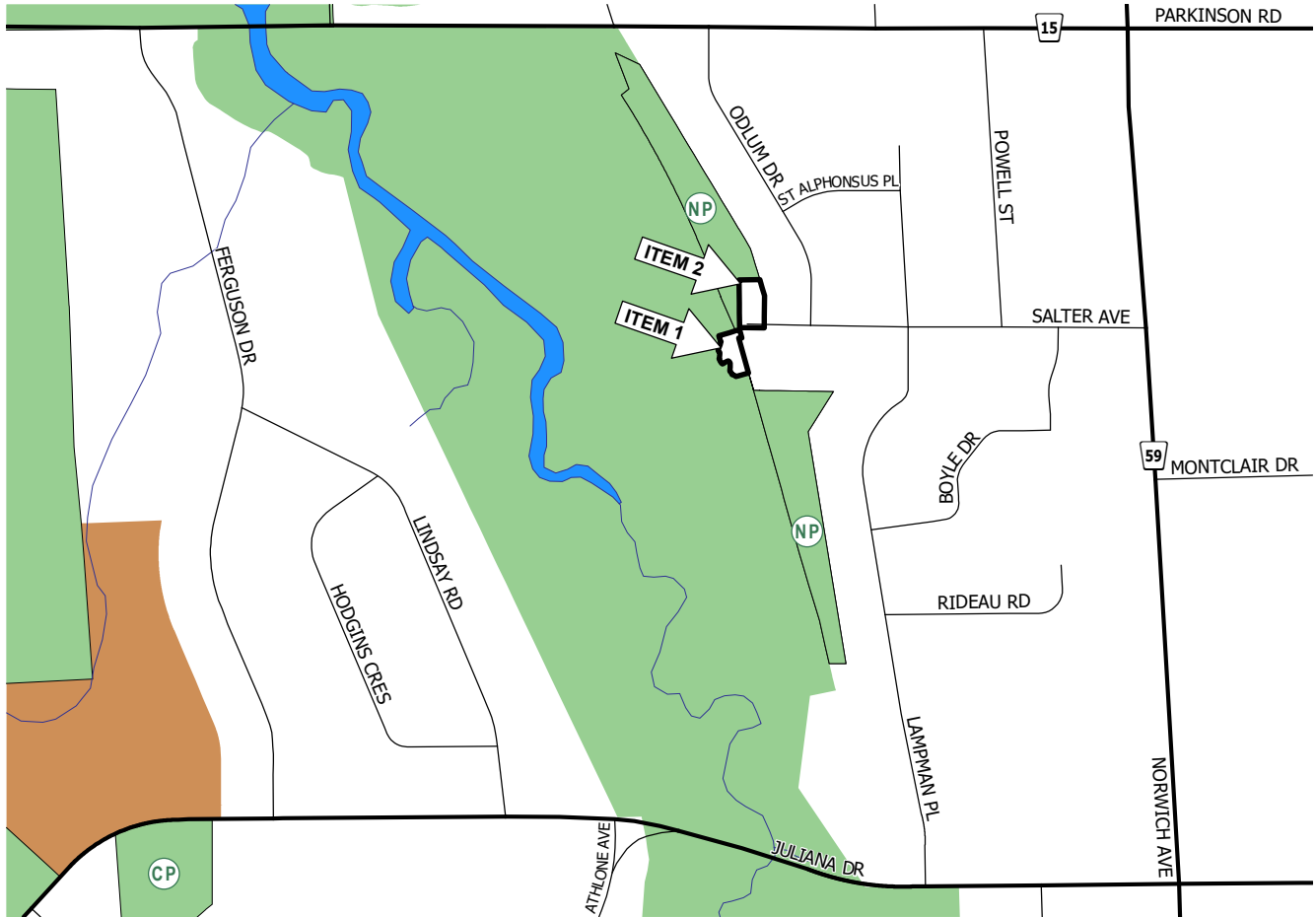
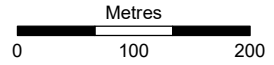
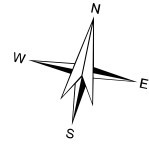
AMENDMENT No. 303

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
- ITEM 2 - REMOVE FROM NEIGHBOURHOOD PARK AND OPEN SPACE

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

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