

REPORT TO COUNTY COUNCIL

Applications for Official Plan Amendment and Plan of Subdivision OP 21-17-8 and SB 21-12-8 - Tamjidi

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application OP 21-17-8, submitted by Andrea and Omid Tamjidi, for lands legally described as Concession 13, Part Lot 5, Part 2, 41R-9789 (East Zorra), in the City of Woodstock, to redesignate the subject lands from 'Future Urban Growth' and 'Agricultural Reserve' to 'Low Density Residential' to facilitate the development of the subject lands for residential development;
2. And further, that Council approve the attached Amendment No. 310 to the County of Oxford Official Plan and raise the necessary by-law to approve Amendment No. 310;
3. And further, that Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 21-12-8, submitted by Andrea and Omid Tamjidi, for lands legally described as Concession 13, Part Lot 5, Part 2, 41R-9789 (East Zorra), in the City of Woodstock, subject to the conditions attached to this report as Attachment 5 being met prior to final approval.

REPORT HIGHLIGHTS

- The amendment to the Official Plan proposes to re-designate the lands from Future Urban Growth and Agricultural Reserve to Low Density Residential to facilitate a residential draft plan of subdivision consisting of 4 lots for single detached dwellings, served by the extension of an internal local street.
- Planning staff recommend that the proposed Official Plan Amendment and draft plan of subdivision be approved as the proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year’s budget.

Communications




In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on January 18, 2022, and notice of public meeting was issued on September 29, 2023. At the time of writing this report, no comments or concerns have been received from the public.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report support the following strategic goals:

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Owner: Andrea and Omid Tamjidi
745188 Oxford Road 17, Woodstock ON N4S 7W2

Applicant: 2796247 Ontario Limited
628 Lakeview Drive, Woodstock ON, N4T 0A5

Agent: White Coad LLP c/o Gord Klein
408 Dundas Street, Woodstock ON, N4S 1B9

Location:

The subject lands are described as Concession 13, Part Lot 5, Part 2, 41R-9789, in the City of Woodstock (East Zorra). The lands are located on the south side of Oxford Road 17, between Queenston Boulevard and Arthur Parker Avenue, and are known municipally as 745188 Oxford Road 17.

County of Oxford Official Plan:

Existing Designation:

Schedule "W-1"	City of Woodstock Land Use Plan	Future Urban Growth
----------------	------------------------------------	---------------------

Proposed Designations:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

City of Woodstock Zoning By-law 8626-10:

Existing Zoning: Special Residential Type 1 Zone (R1-13)

Proposed Zoning: Residential Type 2 Zone (R2)

Proposal

The Official Plan amendment proposes to redesignate the subject lands from 'Future Urban Growth' and 'Agricultural Reserve' to 'Low Density Residential' to facilitate the development of the lands for residential purposes. The proposed plan of subdivision consists of 4 lots for single detached dwellings and the extension of Leslie Street.

The subject lands comprise approximately 3,482.8 m² (0.86 ac) and are currently vacant. Application B23-10-8 (conditionally approved by Land Division Committee on August 3, 2023) proposes to sever the subject lands from an existing single detached dwelling to the immediate north. Surrounding uses are predominantly agricultural to the north, and residential uses in all other directions.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject site and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Draft Plan, provides the layout of the proposed draft plan of subdivision.

Comments

2020 Provincial Policy Statement (PPS)

The policies of Section 1.1 of the PPS state that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses, including an appropriate affordable and market-based range, to meet long-term needs. Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities.

Section 1.4.3 directs that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation;
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6.6.2 also directs that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.

Official Plan

The subject lands are designated 'Future Urban Growth' and 'Agricultural Reserve', according to the Official Plan. The Future Urban Growth designation generally applies to lands within settlement areas which are capable of being fully serviced by the County and the Area Municipality with centralized wastewater and water supply facilities and which are anticipated to be required to accommodate urban level development. The Future Urban Growth lands that contain the subject lands are intended to be developed for Low Density Residential uses. The extreme southerly portion of the lands are designated 'Agricultural Reserve' and would appear to be a remnant from previous development applications within the broader North Woodstock Planning Area.

Low Density Residential Areas are those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low density cluster development.

In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended that the full range of housing will be permitted in every individual neighbourhood or development.

The maximum net residential density in the Low Density Residential Designation is 30 units/ha (12 units/ac) and the minimum net residential density is 15 units/ha (6 units/ac). The proposed development has a net residential density of 17 units/ha (7.1 units/ac).

The policies of Section 10.3.3 (Plans of Subdivision and Condominium) provide that County and Area Councils will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan can be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

As a condition of draft plan approval, County Council will require an applicant to satisfy conditions prior to final approval and registration of the plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County Council shall require the applicant to enter into a subdivision agreement with the area municipality and, where necessary, the County, prior to final approval of the plan.

Zoning By-law

The subject lands are currently zoned 'Special Residential Zone 1 (R1-13)' according to the City's Zoning By-law. The R1-13 zone permits the uses within the R1 Zone (single-detached dwelling, bed and breakfast, home occupation), but establishes lot provisions based on the sanitary and water supply servicing available. The applicant proposes to rezone the property to 'Residential Zone 2 (R2)'.

Agency Comments

The City of Woodstock Engineering Department provided comments requesting that 15 conditions be included as conditions of draft plan approval. These conditions relate to servicing, the proposed road allowance, fencing, parkland dedication, drainage, zoning conformity, costs, etc. and are included in Attachment 4.

The Oxford County Public Works Department provided comments requesting that 5 conditions be included as conditions of draft plan approval. These conditions relate to servicing, the assumption of future infrastructure, capacity confirmation, drainage, etc. and are included in Attachment 4.

The City of Woodstock Parks and Forestry Department provided comments requesting that 2 conditions be included as conditions of draft plan approval. These conditions relate to planting of street trees or cash in-lieu and the satisfactory completion of a tree report, and are included as Attachment 4.

Canada Post provided comments which are attached as Attachment 4.

City of Woodstock Council

City of Woodstock Council considered the applications for Official Plan Amendment (OPA), Draft Plan of Subdivision and Zone Change at their regular meeting of October 19, 2023. City Council adopted resolutions supporting the proposed OPA and draft plan, and approved the proposed zoning amendment in principle, pending approval of the OPA by County Council.

Planning Analysis

The subject applications for Official Plan amendment, draft plan of subdivision approval and zone change propose to facilitate the creation 4 lots for single detached dwellings in the City of Woodstock. Previously, the application included "Lot 1" (as shown on Plate 3), containing an

existing single detached dwelling, to be included in the plan of subdivision. The applicants have since severed the dwelling through the consent process, and it is no longer part of the draft plan.

It is the opinion of staff that the proposed amendments to the Official Plan and Zoning By-law to facilitate the proposed plan of subdivision are consistent with the relevant policies of the PPS as the proposed residential development will occur on full municipal services and will provide new residential lots from an existing over-sized residential property.

Planning staff are satisfied that the proposed re-designation is appropriate as the lands have been identified for future residential uses. The Official Plan's Growth Management Policies direct that lands within the City of Woodstock, south of Oxford Road 17 and east of the 13th line shall generally be developed for residential purposes.

With regard to the policies of Section 10.3 of the Official Plan (Plans of Subdivision and Condominium) which require the developer to address a series of standard review criteria concerning the adequacy of servicing, environmental impacts, cultural resources, transportation networks and integration with surrounding developments, staff note that the required information has been reviewed and the recommendations contained in these reports can be satisfactorily addressed through the inclusion of appropriate conditions of draft approval.

The proposal is generally in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low-Density Residential designation. The density of the development, at approximately 17 units/ha (7.1 units/ac), is below the minimum generally contained in the Official Plan for newly developing areas of the City as a site-specific development. However, in the context of existing and planned development in the broader Community Planning District (which stretches from Pittock Park Road east to Oxford Road 4 and north of the CP Rail line), staff are satisfied that the density of this specific development is appropriate and maintains the intent of the Official Plan.

The proposed Leslie Street extension, shown on the draft plan, is intended to serve the proposed lots, and reflects the North Woodstock Secondary Plan where the right-of-way is shown as a future road to continue and serve properties to the east.

Through the circulation process, comments were provided by City and County staff requiring the preparation of required detailed engineering plans, cash in lieu of parkland, servicing requirements, tree-planting, and the decommissioning of existing private septic systems and wells. These comments have been addressed through proposed conditions of draft approval and are provided for Council's consideration.

CONCLUSIONS

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

SIGNATURES

Report author:

Original Signed by _____
Justin Miller
Development Planner

Departmental approval:

Original signed by _____
Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed by _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 - Plate 1, Existing Zoning & Location Map
- Attachment 2 - Plate 2, 2020 Aerial Map
- Attachment 3 - Plate 3, Proposed Draft Plan of Subdivision
- Attachment 4 - Agency Comments
- Attachment 5 - Conditions of Draft Approval
- Attachment 6 - Official Plan Amendment No. 310