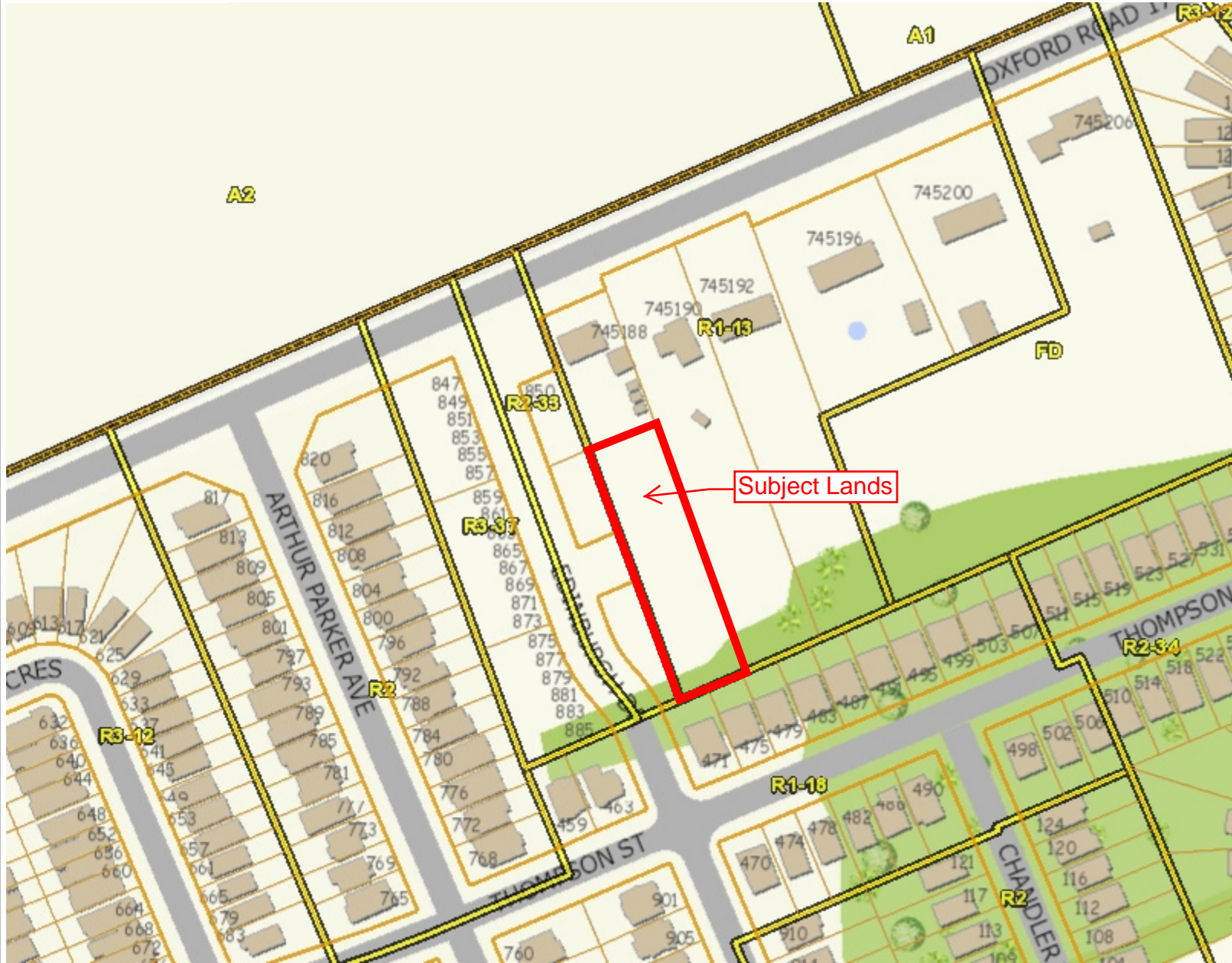
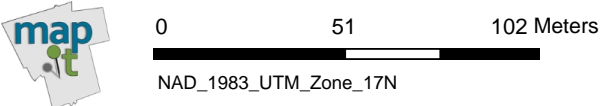


Plate 1: Location Map with Existing Zoning  
 OP 21-17-8; SB 21-12-8 & ZN 8-21-20 - Tamjidi - 745188 Oxford Road 17, Woodstock



- ### Legend
- Parcel Lines**
    - Property Boundary
    - Assessment Boundary
    - Unit
    - Road
    - Municipal Boundary
  - 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

November 18, 2021



**Legend**

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary

**Notes**



0 51 102 Meters

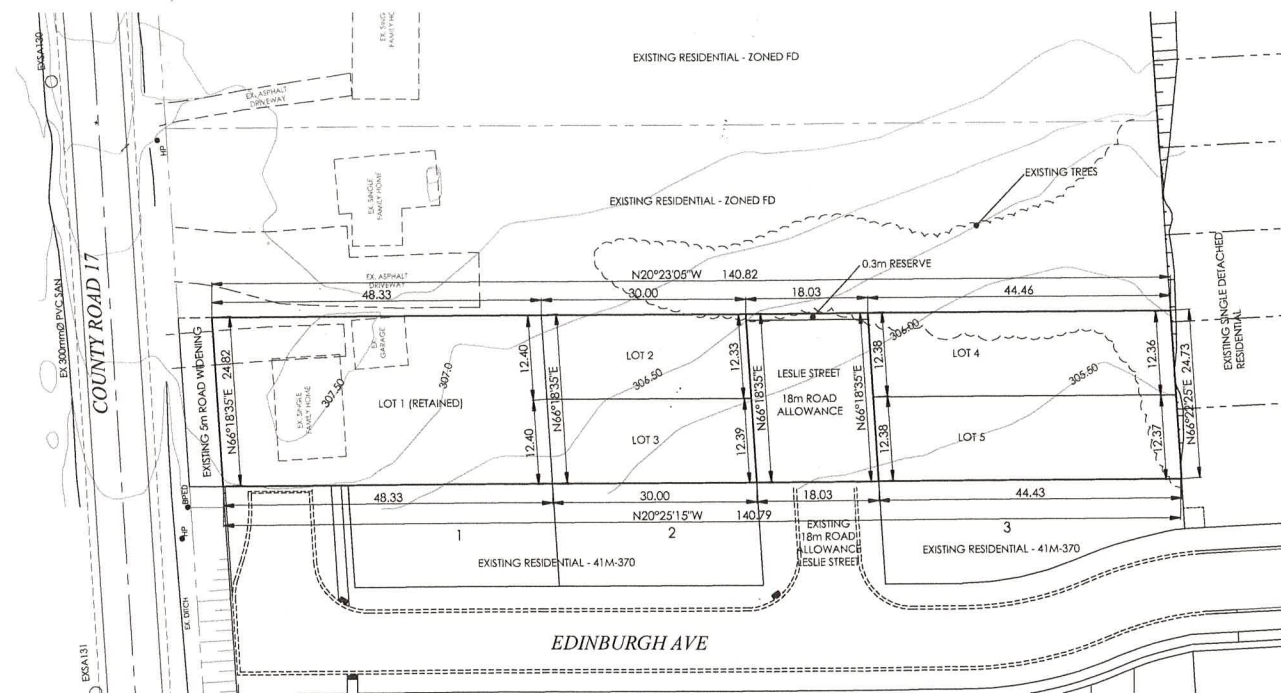
NAD\_1983\_UTM\_Zone\_17N



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

October 4, 2023

Plate 3: Proposed Draft Plan  
 OP 21-17-8; SB 21-12-8 & ZN 8-21-20 - Tamjidi - 745188 Oxford Road 17, Woodstock



DRAFT PLAN  
 OF SUBDIVISION

PART 2 OF 4IR-9789  
 PART OF  
 PART OF LOT 5, CONCESSION 13  
 ORIGINALLY IN THE GEOGRAPHIC  
 TOWNSHIP OF EAST ZORRA  
 NOW IN THE  
 CITY OF WOODSTOCK  
 IN THE  
 COUNTY OF OXFORD



LOCATION MAP

INFORMATION REQUIRED UNDER  
 SECTION 51 (17) OF THE PLANNING ACT

- (a) (b) (c) (e) (f) (g) (j) (i) - AS SHOWN ON PLAN
- (d) THE LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE
- (i) SOIL - SILTY SANDY LOAM
- (h) MUNICIPAL WATERMAIN
- (k) MUNICIPAL STORM AND SANITARY SYSTEMS

NOTE: CONTOURS RELATE TO GEODETIC DATUM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE  
 SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP  
 TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN

ARIE LISE, O.L.S. DATE  
 BROOKS AND MUIR SURVEYING

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE BRANTWOOD SERVICES LTD.  
 TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION  
 TO THE MUNICIPALITY OF THE COUNTY OF OXFORD

OWNER \_\_\_\_\_

Per \_\_\_\_\_ DATE \_\_\_\_\_

SCHEDULE OF LAND USE

| LAND USE              | LOTS/BLOCK | UNITS | AREA (Ha)            |
|-----------------------|------------|-------|----------------------|
| SINGLE FAMILY STREETS | 1-7        | 5     | 0.3041Ha<br>0.0440Ha |
| TOTAL                 |            | 8     | 0.3481 Ha            |

| No. | REVISIONS            | DATE          | BY   |
|-----|----------------------|---------------|------|
| 1   | SUBMITTED FOR REVIEW | JUNE 28, 2021 | T.R. |
| 2   |                      |               |      |
| 3   |                      |               |      |



DATE: JUNE 28, 2021 SCALE: 1:500 JOB No: CR17 - TAMJIDI



CANADA POST  
2701 RIVERSIDE DRIVE SUITE N0820  
OTTAWA ON K1A 0B1

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
2701 PROM RIVERSIDE BUREAU N0820  
OTTAWA ON K1A 0B1

[POSTESCANADA.CA](http://POSTESCANADA.CA)

November 20, 2021

Justin Miller  
Development Planner  
Community Planning  
County of Oxford  
21 Reeve St  
Woodstock, ON N4S 7Y3  
P: 519-539-9800 x3210

Reference: OP21-17-8; ZN8-21-20; SB21-12-8 (Tamjidi) - Request for Comments

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the city of Woodstock.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to

include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

***Canada Post further requests the owner/developer be notified of the following:***

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Regards,

Neil Mazey  
Delivery Services Officer | Delivery Planning  
Huron/Rideau Region  
955 Highbury Ave N  
London ON N5Y 1A3  
(519) 281-2253  
neil.mazey@canadapost.ca

The City of Woodstock Engineering Department provided the following comments:

Please include these as conditions of draft plan approval:

1. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City regarding construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facility, electrical distribution system, sidewalks, street lights, and other matters pertaining to the development of the subdivision in accordance with City standards.
2. The road allowances included in the draft plan of subdivision shall be dedicated as public highway to the satisfaction of the City.
3. The Owner agrees in writing that temporary turning circles and emergency access ways will be provided as necessary to the satisfaction of the City.
4. The streets included in the draft plan of subdivision shall be named to the satisfaction of the City.
5. The Owner agrees that 1-foot reserves shall be conveyed to the City or County, as the case may be, free of all costs and encumbrances, to the satisfaction of the City or County.
6. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, that a Stormwater management report, grading plan, and an erosion and sediment control plan be reviewed and approved by the City and UTRCA and further, the subdivision agreement shall include provisions for the Owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.
7. The Owner agrees in writing that fencing shall be installed adjacent to City-owned lands, UTRCA lands, or as otherwise required by the City to the satisfaction of the City and UTRCA.
8. The subdivision agreement shall, if required by the City, make provisions for the dedication of parkland or cash in-lieu thereof, in accordance with the relevant provisions of the Planning Act. The Owner further agrees that woodlot/buffer lands shall not count towards the dedication of parkland.
9. Prior to the approval of the final plan by the County such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
10. Prior to the signing of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City's Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the City by an Ontario Land Surveyor retained by the Owner.
11. Prior to the signing of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the City.
12. The Owner agrees to prepare and submit detailed servicing and grading plans to the satisfaction of the City.
13. The Owner agrees in writing that all foundations of existing buildings will be removed from the lands to the satisfaction of the City and that necessary fill be placed and compacted to the satisfaction of the City.
14. The Owner agrees in writing that all existing wells on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be abandoned to the satisfaction of the City and that all necessary paperwork be submitted to the City.
15. The Owner agrees in writing to reimburse the City the Owner's share of the cost of the existing watermain, storm sewer, and Stormwater management facility previously installed to service the subject property. The fee will be required at the time of signing the Subdivision Agreement and shall be to the satisfaction of the City. For the owner's

information the estimated fee is \$7,187.97 + 10% Engineering + 13% HST = **\$8,934.65** for the entire property.

I assume there will also be a Condition requiring the owner to prepare and submit an archaeological report to the satisfaction of the Ministry of Culture.

The Oxford County Public Works Department provided the following comments:

The draft plan conditions shall contain the following provisions:

1. The Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
2. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan subject to the approval of the County of Oxford Department of Public Works.
3. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Woodstock water and sanitary sewer systems to service the plan of subdivision.
4. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
5. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.

The City of Woodstock Parks and Forestry Department provided the following comments:

The draft plan conditions shall contain the following provisions:

1. The Owner agrees in writing, to plant street trees or to provide cash in-lieu for the planting of street trees, to the satisfaction of the City of Woodstock.
2. The Owner agrees in writing, to prepare a tree report by a qualified arborist to determine the quantity and species of trees on the subject property prior to removing any trees from the property or grading the property. The report shall identify trees that require removal to facilitate the development and trees that are to remain, including details for tree protection. The owner agrees that tree compensation shall be undertaken, to the satisfaction of the City of Woodstock.

Schedule "A"  
To Report No. CP 2023-369

CONDITIONS OF DRAFT APPROVAL –  
SB 21-12-8 – Tamjidi

1. This approval applies to the draft plan of subdivision submitted by Andrea and Omid Tamjidi, (SB 21-12-8) and prepared by Brantwood, as shown on Plate 3 of Report No. CP 2023-369 and comprising Part Lot 5, Concession 13 (East Zorra), in the City of Woodstock, showing 4 lots for single-detached dwellings and an extension of Leslie Street.
2. The Owner shall enter into a subdivision agreement with the City of Woodstock and County of Oxford.
3. The Owner agrees in writing to reimburse the City the Owner's share of the cost of the existing watermain, storm sewer, and Stormwater management facility previously installed to service the subject property. The fee will be required at the time of signing the Subdivision Agreement and shall be to the satisfaction of the City.
4. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, that a stormwater management report, grading plan, and an erosion and sediment control plan be reviewed and approved by the City of Woodstock and further, the subdivision agreement shall include provisions for the Owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.
5. The Owner shall make payment to the City of Woodstock for cash-in-lieu of parkland and street trees, in accordance with the provisions of Section 42 of the Planning Act, to the satisfaction of the City of Woodstock.
6. The Owner agrees in writing, to prepare a tree report by a qualified arborist to determine the quantity and species of trees on the subject property prior to removing any trees from the property or grading the property. The report shall identify trees that require removal to facilitate the development and trees that are to remain, including details for tree protection. The Owner agrees that tree compensation shall be undertaken to the satisfaction of the City.
7. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the City by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the City of Woodstock.
8. Prior to the approval of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the City of Woodstock and County of Oxford.
9. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the City of Woodstock and County of Oxford Public Works.



10. The Owner agrees in writing, that the road allowance included in the draft plan of subdivision shall be dedicated as a public highway to the satisfaction of the City.
11. The Owner agrees in writing, that temporary turning circles and emergency access ways will be provided as necessary to the satisfaction of the City.
12. The Owner agrees in writing, that all foundations of existing buildings will be removed from the lands to the satisfaction of the City and that necessary fill will be placed and compacted to the satisfaction of the City.
13. The Owner agrees that 0.3 m (1.0 ft) reserves shall be conveyed to the City or County, as the case may be, free of all costs and encumbrances, to the satisfaction of the City and/or County.
14. The Owner agrees in writing, to prepare and submit detailed servicing and grading plans to the satisfaction of the City.
15. The Owner agrees in writing, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
16. The Owner agrees in writing, to satisfy all requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.
17. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Woodstock water and sanitary sewer systems to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development".
18. The owner shall make provision for the assumption and operation by the County of Oxford for the water and sewage system within the draft plan subject to approval by the County of Oxford Public Works Department.
19. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works Department and the City of Woodstock.
20. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.

21. Prior to final approval of the subdivision plan, the Owner shall to prepare and submit an archeological report to the satisfaction of the Province (Ministry of Tourism, Culture and Sport) and shall provide evidence of same to the satisfaction of the County.
22. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the Owner/developer provide Enbridge Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Gas Limited.
23. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the City of Woodstock that Conditions 2 through 14, inclusive, have been met to the satisfaction of the City. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
24. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 8, 9, and 15 through 19, inclusive, have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
25. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 20 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
26. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge that Condition 22 has been met to the satisfaction of Enbridge Gas Limited. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
27. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
28. This plan of subdivision shall be registered on or before November 22, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

THE COUNTY OF OXFORD

BY-LAW NO. **6585-2023**

**BEING** a By-Law to adopt Amendment Number 310 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 310 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 310 to the County of Oxford Official Plan, being the attached explanatory text and schedules, 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 22<sup>nd</sup> day of November, 2023.

READ a third time and finally passed this 22<sup>nd</sup> day of November, 2023.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 310  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto, constitute  
Amendment Number 310 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, to re-designate the subject lands from Future Urban Growth and Agricultural Reserve to Residential and to amend Schedule “W-3” – City of Woodstock Residential Density Plan, to designate the lands as Low Density Residential.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 13, Part 2, 41R-9789, in the City of Woodstock. 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.

3.0 BASIS FOR THE AMENDMENT

The proposed amendment changes the designation of the subject property on Schedule “W-1” – City of Woodstock Land Use Plan, from Future Urban Growth and Agricultural Reserve to Residential and further, changes the designation of the lands on Schedule “W-3” – City of Woodstock Residential Density Plan, to Low Density Residential. The proposed amendment will facilitate the development of a residential subdivision, consisting of 4 lots for single detached dwellings.

It is the opinion of Council that the subject amendment is 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, using land and municipal services more efficiently.

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.

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 designation of those lands identified as “ITEM 1” and “ITEM 2” on Schedule “A” attached hereto from “Future Urban Growth” and “Agricultural Reserve”, respectively, to “Residential”.

4.2 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Low 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

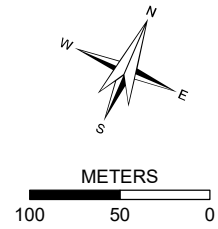
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"  
 AMENDMENT No. 310

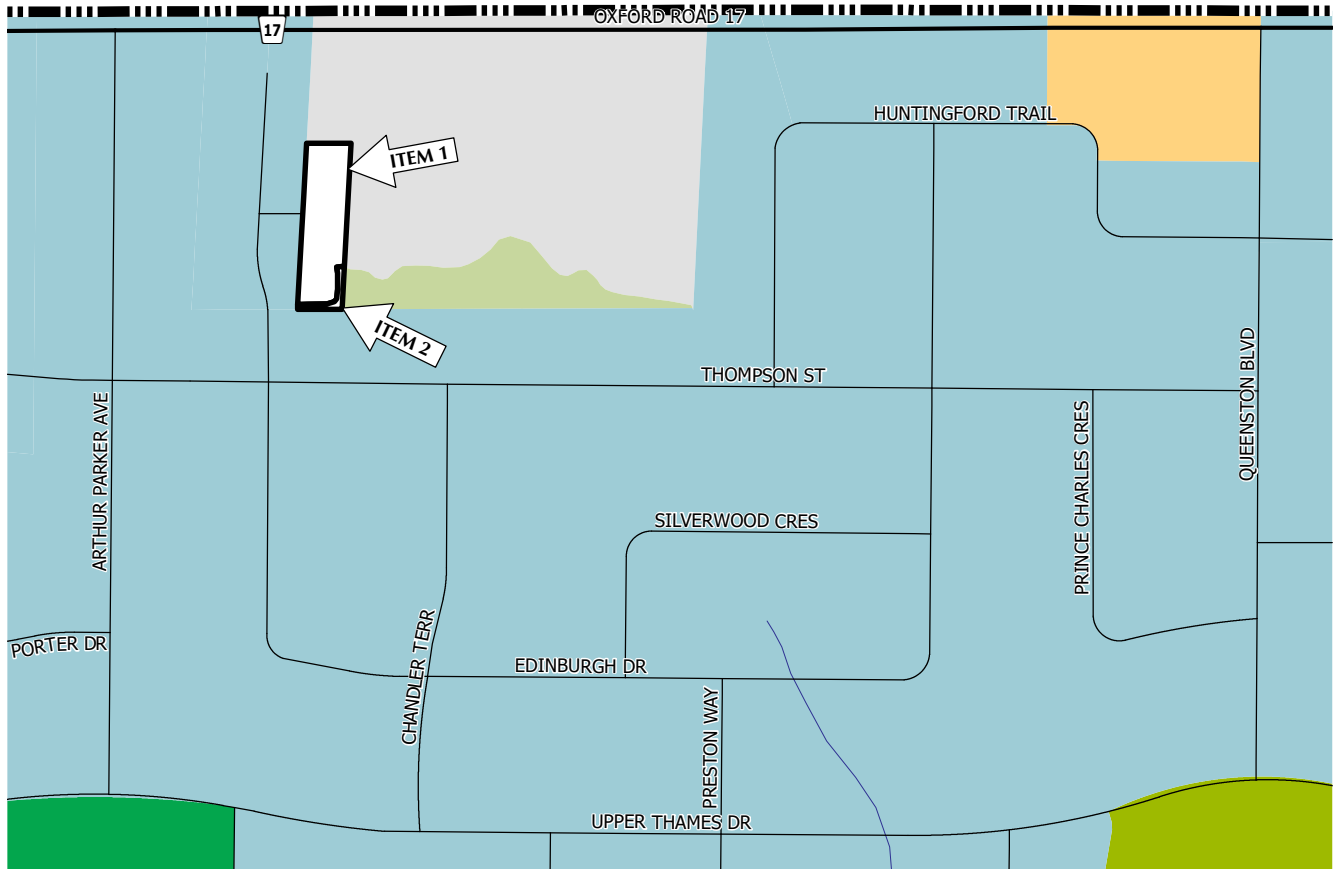
TO THE

**COUNTY OF OXFORD  
 OFFICIAL PLAN**

SCHEDULE "W-1"  
**CITY OF WOODSTOCK  
 LAND USE PLAN**



East Zorra-Tavistock



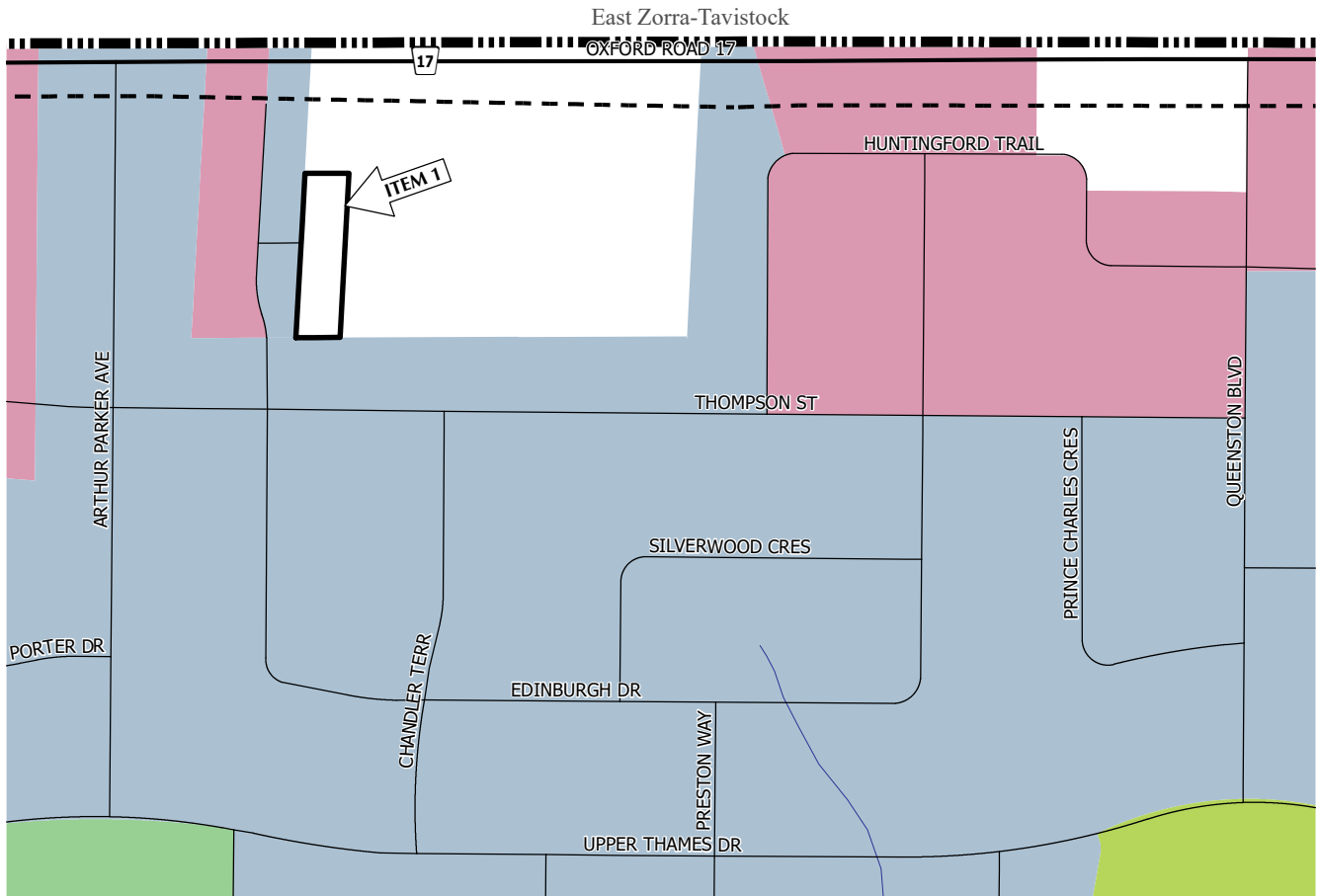
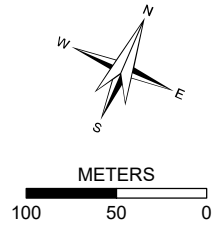
**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 2 - CHANGE FROM AGRICULTURAL RESERVE TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- NEIGHBOURHOOD SHOPPING CENTRE
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- AGRICULTURAL RESERVE
- FUTURE URBAN GROWTH






SCHEDULE "A"  
 AMENDMENT No. 310  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  COMMUNITY PLANNING DISTRICT