

January 8, 2024

To Warden Ryan, Deputy Warden Peterson and Oxford County Councillors Gilvesy, Mayberry, Palmer, Petrie and Schaefer

I am writing you today to express my concerns regarding the proposed development of the 401 Lakeview Drive, Woodstock property by the developer Farhi Corporation.

I would ask that each of you take the time to fully review the plan put forth by the Farhi Corporation. This plan has failed to meet the basic requirements of the Oxford County Official Plan and in particular Chapter 7, City of Woodstock Land Use Policies. It should be evident by the large number of major variances requested in the Planning Justification Report submitted by Farhi, the development must not proceed.

In addition, I am very concerned this proposed HIGH DENSITY Complex would create very unsafe traffic conditions. One obvious example would be parking.

The Oxford County Master Transportation Plan anticipates only 2.5% of households will be taking public transit by 2046. The Oxford Plan does not validate the OPINION stated by the RC Spencer study completed for the Farhi Corp that a high percentage of households will be taking public transportation in an attempt to justify their request to greatly reduce parking spaces. Underground parking and ideally EV charging systems must be part of all high density developments when playground, open/green space requirements are not being met.

Traffic congestion/safety is also a concern. An individual only has to stand at the proposed street A and Lakeview Drive location as shown on the September 19, 2023 Farhi Planning Justification Report, Figure 6 to clearly see the proposed entrance onto Lakeview Drive as shown on the Farhi Corp plan is unacceptable and unsafe for cars, school buses and pedestrians.

The Oxford County Master Transportation Plan just completed in 2023 is based on high density developments ONLY being located in areas as indicated by the Oxford/Woodstock Official Plan. The MTP has not allowed for a high density development such as the Farhi proposal which would certainly lead to congestion on County Road 59 / Vansittart and Lakeview Drive and require extensive road alterations. Lakeview Drive is designated as a minor collector road and is defined in the OP as serving individual properties. The Official Transportation Plan does not support the Farhi proposal.

We all recognize the need to maximize our valuable land. We also must acknowledge that we cannot permit a Corporation to dictate to the city and county with total disregard for policies, regulations and bylaws and not consider what is best for this community. The door would then be open for others to use the acceptance of the Farhi proposal as a precedent to their advantage, further destroying the Official Plan.

You have the tools and means to ensure developments are only approved that meet the Oxford / Woodstock Official Plan and all supporting plans to ensure precedents are not being set that will most certainly irreversibly change the landscape of Oxford County.

Respectively submitted by  
Walt Wilker



Woodstock