

## REPORT TO COUNTY COUNCIL

# Application for Official Plan Amendment OP 24-05-8 – Caressant Care Nursing and Retirement Homes Limited and James Lavelle

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## RECOMMENDATIONS

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1. That Oxford County Council approve Application No. OP 24-05-8 submitted by Caressant Care Nursing and Retirement Homes Limited and James Lavelle, for lands described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock, to redesignate the subject lands from Community Facility to Residential and Low Density Residential;
2. And further, that Council approve the attached Amendment No. 320 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 320 be raised.

## REPORT HIGHLIGHTS

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- The Official Plan amendment proposes to redesignate the subject lands from Community Facility to Residential and Low Density Residential to recognize and facilitate the continued use of the lands for single detached residential purposes (i.e. an existing single-detached dwelling).
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

## IMPLEMENTATION POINTS

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The 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 Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on May 17, 2024 and notice of public meeting was issued on June 24, 2024. At the time of writing this report, no correspondence from the public has been received.




## 2023-2026 STRATEGIC PLAN

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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 supports the following strategic goals.

### Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
<b>Promoting community vitality</b>	<b>Enhancing environmental sustainability</b>	<b>Fostering progressive government</b>
<p>Goal 1.1 – 100% Housed</p> <p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p>		

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

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## DISCUSSION

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### Background

**Owner:** Caressant Care Nursing and Retirement Homes Limited  
and James Lavelle  
264 Norwich Avenue, Woodstock, ON N4S 3V9

**Location:**

The subject lands are described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock. The lands are bound by Fyfe Avenue and Norwich Avenue and are municipally known as 801 Walter Street.

**County of Oxford Official Plan:**

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	'Community Facility'
Schedule 'W-3'	City of Woodstock Residential Density Plan	'Special High Density Residential'

Proposed:

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 Community Facility Zone (CF-3)

Proposed Zoning: Residential Zone 2 (R2)

**Proposal:**

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to redesignate and rezone the lands for residential uses to facilitate the use of a single-detached dwelling on the subject lands. The application for official plan amendment proposes to redesignate the subject lands from Community Facility to Low Density Residential. Access to the single-detached dwelling is from Walter Street.

The application for zone change proposes to rezone the subject lands from Special Community Facility (CF-3) to Residential Zone 2 (R2).

The applicant previously redesignated and rezoned the subject lands with the intention of incorporating them into the existing retirement home immediately to the west. The applicant has recently found the subject lands to be surplus to their needs and intend to return them to the previously approved residential use.

The subject lands have an approximate area of 929.4 m<sup>2</sup> (10,004.5 ft<sup>2</sup>) and contain a single-detached dwelling with an approximate area of 135 m<sup>2</sup> (1,450 ft<sup>2</sup>). Surrounding land uses include residential, commercial and community facility uses. Caressant Care Nursing and Retirement Home is immediately to the west, low density residential uses exist to the north and east, and commercial uses fronting Norwich Avenue are in close proximity to the east.

Plate 1, Existing Zoning and Location Map, 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, Applicant's Sketches, provide the lot configuration of the subject lands.

## Comments

### 2020 Provincial Policy Statement

The policies of Section 1.1 of the Provincial Policy Statement directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated by taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Further, Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by, among other matters, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is planned; and 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.

## Official Plan

The subject lands are currently designated 'Community Facility'. The Community Facility designation is intended to provide locations for large scale institutional, cultural and recreational uses which serve residents throughout the City and County.

Permitted uses within the Community Facility designation include hospitals, community colleges, major recreational facilities, large cultural facilities, religious institutions, fairgrounds, chronic care facilities which provide continuous medical supervision for patients, facilities utilized primarily by service clubs, trade unions and community cultural groups, long-term care facilities such as nursing homes or homes for the aged, retirement homes, continuum-of-care housing which provide a range of accommodations from independent residential units to chronic care facilities within the same complex, emergency shelters, funeral homes, cemeteries and similar types of community oriented uses and all forms of institutional uses.

The applicant proposes to redesignate the subject lands to Low Density Residential district. Low Density Residential districts are primarily developed or planned for a variety of low-rise, low density housing forms. In these areas, it is anticipated that there will be a mixing and integration of different forms of housing to achieve an overall density of use.

## Zoning By-law

The subject lands are zoned Special Community Facility (CF-3). The CF-3 Zone is a site-specific zone that is intended to describe the Caessant Care facility, and permits a business or professional office, a home for the aged, a nursing home, and a retirement home. The special provision also establishes a maximum height of 5 storeys and a maximum number of beds of 385. The applicant proposes to rezone the subject lands to Residential Zone 2 (R2). The R2 Zone permits a single-detached dwelling, a semi-detached dwelling, a duplex, a home occupation in a permitted dwelling, a bed and breakfast, and an additional residential unit. The subject lands appear to meet the relevant provisions of the R2 Zone.

## Agency Comments

The City of Woodstock Engineering Department (Building Division) has indicated that they have no concerns with the proposal.

The City of Woodstock Engineering Department (Development Division) has indicated that they have no comments regarding the proposal.

## City of Woodstock Council

City of Woodstock Council recommended support of the proposed Official Plan amendment, and approved the proposed zoning by-law amendment 'in principle', at the City's regular Council meeting of July 11, 2024.

## Planning Analysis

The applicant proposes to redesignate the subject lands from Community Facilities to Low Density Residential. The applicant also proposes to rezone the subject lands from Special Community Facility (CF-3) to Residential Zone 2 (R2). The subject lands were previously purchased by the applicant and were intended to become part of the surrounding (primarily to the west) retirement and nursing home. The applicant never incorporated the subject lands into the development, and the single-detached home on the subject lands has remained in place. The applicant has now determined that the subject property and existing single detached dwelling are surplus to their needs and intend to rezone and redesignate them to reflect their historical and present residential use.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Planning staff are also of the opinion that the subject lands are suitable for low density residential development as the site contains an existing single detached dwelling, and is in an area that is characterized by a mix of institutional, commercial and low density residential uses. The applicant is proposing to return the existing single-detached dwelling to a residential designation and zone. The proposed amendment to the Official Plan to redesignate the subject lands from Community Facility to Residential and Low Density Residential is considered appropriate as it will reflect the existing and historical development of the lands and supports the strategic initiatives and objectives of the Plan as it relates to Low Density Residential development.

The associated zone change can also be considered appropriate as a single detached dwelling is a permitted use within the R2 zone and the subject lands will satisfy the R2 zone provisions relating to lot area, lot frontage and lot depth and relevant building setbacks.

Planning staff are of the opinion that the proposal 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.

## CONCLUSIONS

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Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.

## SIGNATURES

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### Report author:

Original Signed By \_\_\_\_\_

Justin Miller  
Development Planner

### Departmental Approval:

Original Signed By \_\_\_\_\_

Paul Michiels  
Director of Community Planning

### Approved for submission:

Original Signed By \_\_\_\_\_

Benjamin R. Addley  
Chief Administrative Officer

## ATTACHMENTS

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- Attachment 1 – Plate 1, Existing Zoning & Location Map
- Attachment 2 – Plate 2, Aerial Map (2020)
- Attachment 3 – Plate 3, Applicant's Sketches
- Attachment 4 – Official Plan Amendment, OPA 320