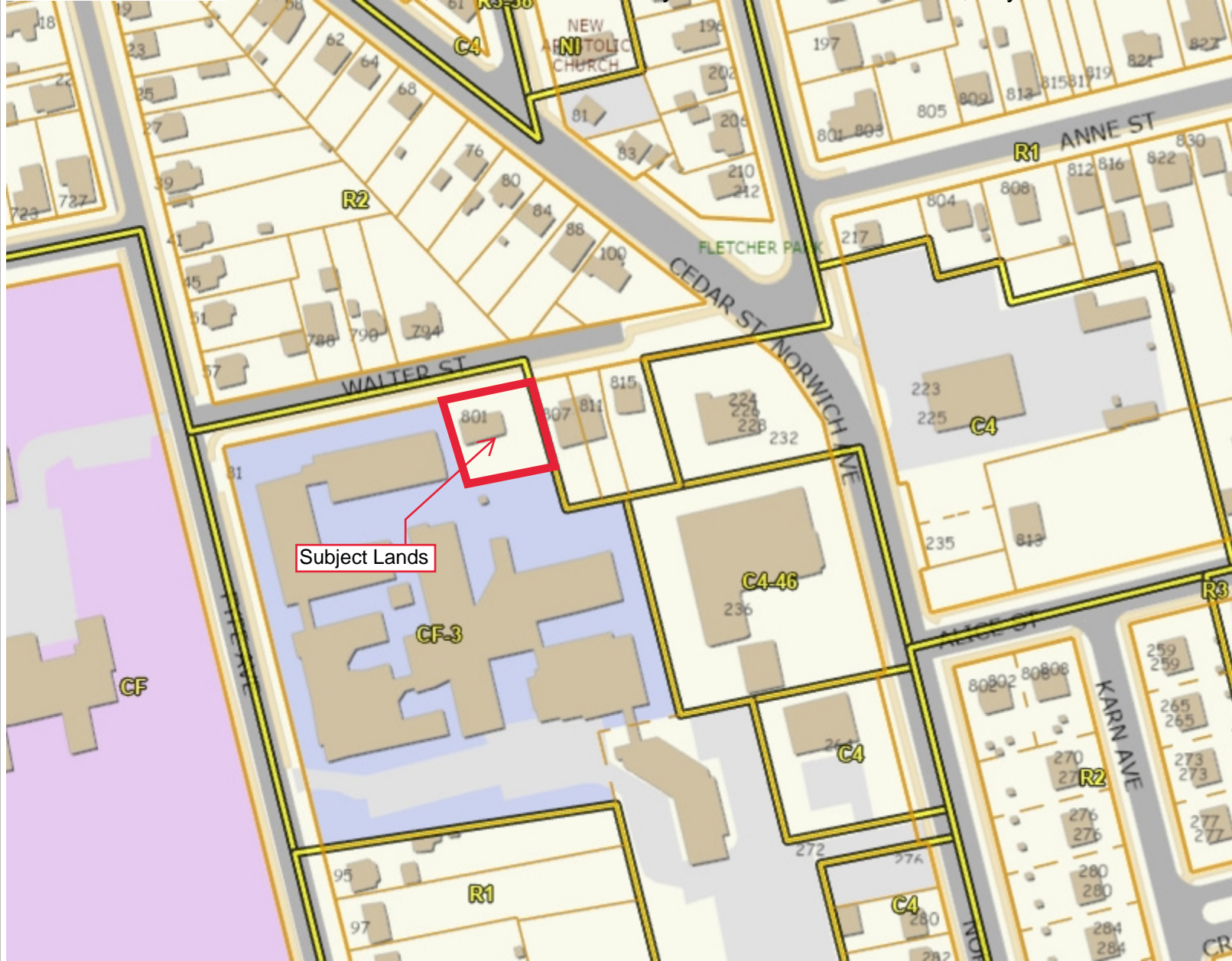


Plate 1: Existing Zoning and Location Map

File Nos: OP 24-05-8 & ZN 8-24-12 - Caressant-Care Nursing and Retirement Homes Ltd.

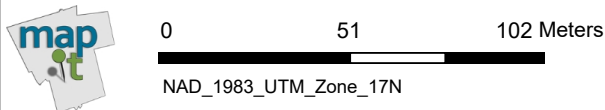
Plan 187, Part Park Lot 1 e/s Fyfe Ave. - 801 Walter Street, City of Woodstock



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

May 16, 2024



Plate 2: Aerial Map (2020)

File Nos: OP 24-05-8 & ZN 8-24-12 - Caressant-Care Nursing and Retirement Homes Ltd.  
Plan 187, Part Park Lot 1 e/s Fyfe Ave. - 801 Walter Street, City of Woodstock



Legend

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

Notes



0 13 26 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

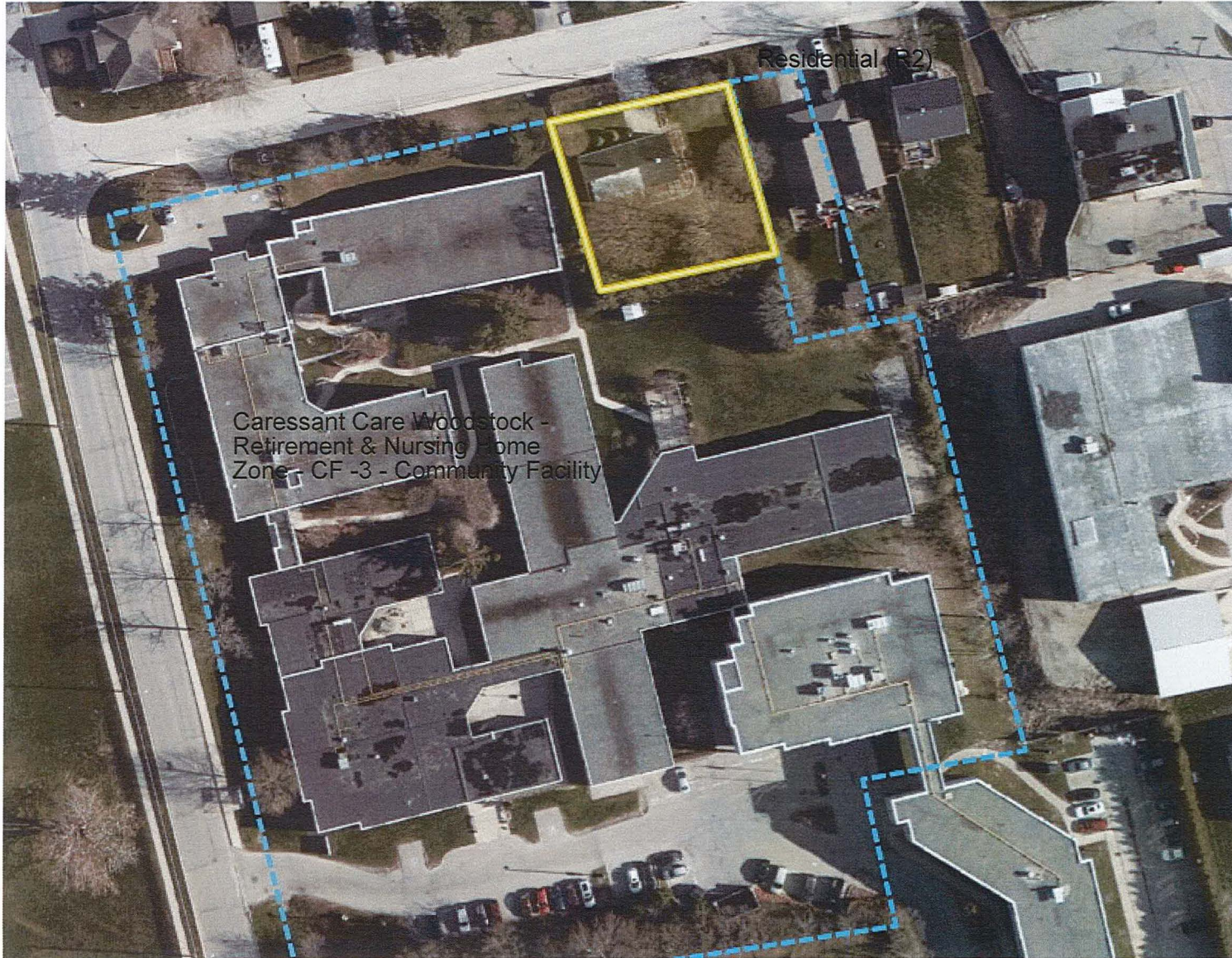
May 16, 2024





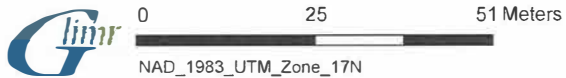
Plate 3: Applicant's Sketch

File Nos: OP 24-05-8 & ZN 8-24-12 - Caessant-Care Nursing and Retirement Homes Ltd.  
Plan 187, Part Park Lot 1 e/s Fyfe Ave. - 801 Walter Street, City of Woodstock



Legend

Notes



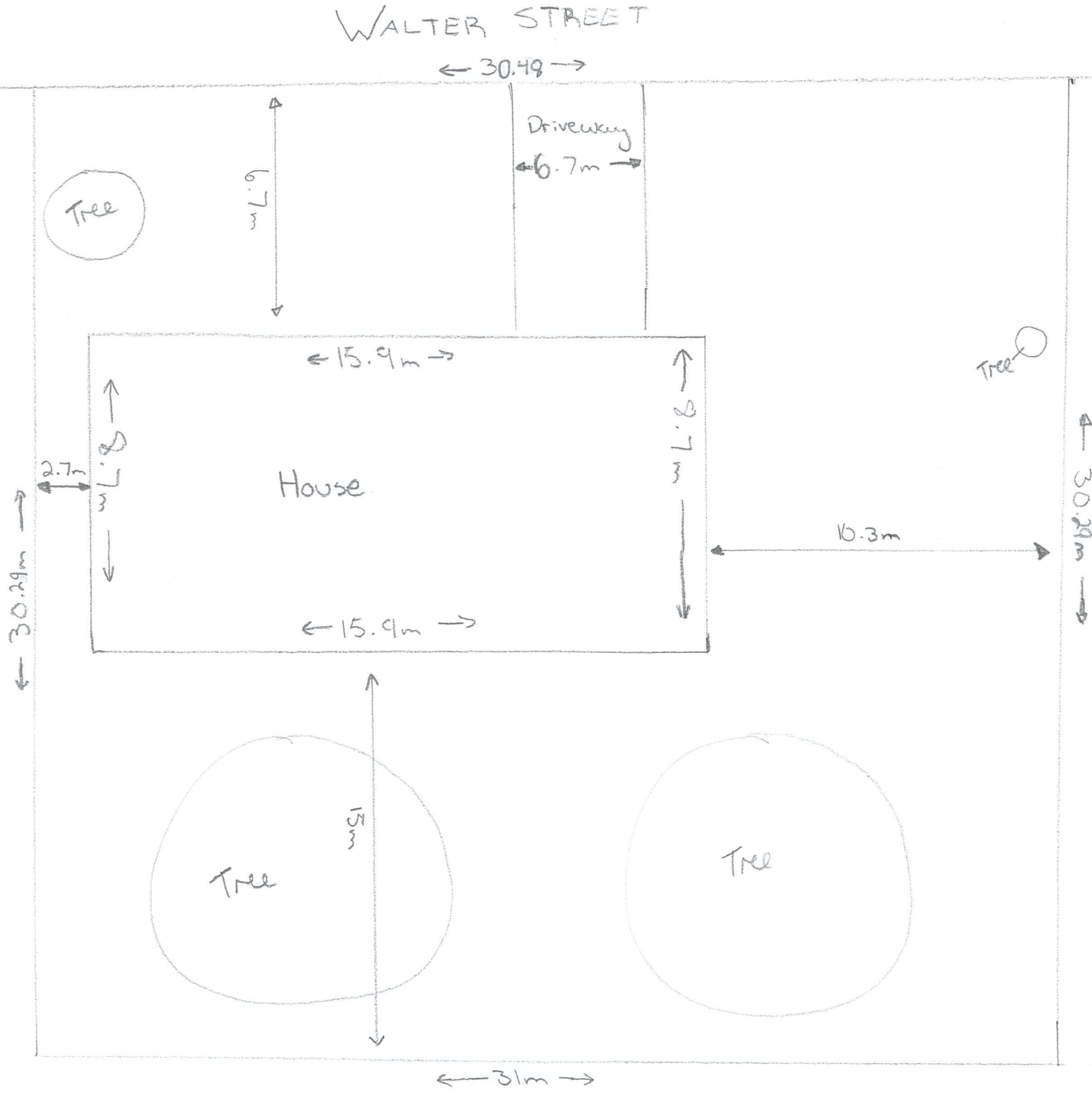
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

April 22, 2024

Plate 3: Applicant's Sketch

File Nos: OP 24-05-8 & ZN 8-24-12 - Caressant-Care Nursing and Retirement Homes Ltd.  
Plan 187, Part Park Lot 1 e/s Fyfe Ave. - 801 Walter Street, City of Woodstock

CF-3 - Community Facility  
(see overview map)



R2 - Residential Property  
(see overview map)

COUNTY OF OXFORD

BY-LAW NO. **6646-2024**

**BEING** a By-Law to adopt Amendment Number 320 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 320 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 Amendment 320 to the County of Oxford Official Plan 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 320 to the County of Oxford Official Plan, being the attached 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 14<sup>th</sup> day of August, 2024.

READ a third time and finally passed this 14<sup>th</sup> day of August, 2024.

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

\_\_\_\_\_  
CHLOÉ SENIOR CLERK

AMENDMENT NUMBER 320  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text and schedules, constitutes  
Amendment Number 320 to the County of Oxford Official Plan.



1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Community Facility to Residential and Low Density Residential to facilitate the continued use of the subject lands for low density residential purposes.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock. The lands are located on the south side Walter Street between Fyfe Avenue and Norwich Avenue and are municipally known as 801 Walter Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the continued use of the subject lands for low density residential purposes. Specifically, the proposed amendment would recognize an existing single-detached dwelling.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are suitable for low density residential development as the lands are in an area that is characterized by a mix of community facility, commercial and low density residential uses. . The designation of the lands for low density residential use, and the implementing zoning by-law amendment will permit a single detached dwelling which currently exists on the subject lands.

The subject lands have an area of approximately 929.4 m<sup>2</sup> (10,004.5 ft<sup>2</sup>) and comply with the zone provisions of the R2 Zone, providing enough area for setbacks, drainage and amenity spaces. Council is of the opinion that the change in designation required to recognize the dwelling is appropriate and that the lands are of a sufficient size to support the existing residential use.

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 designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Residential”; and

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.

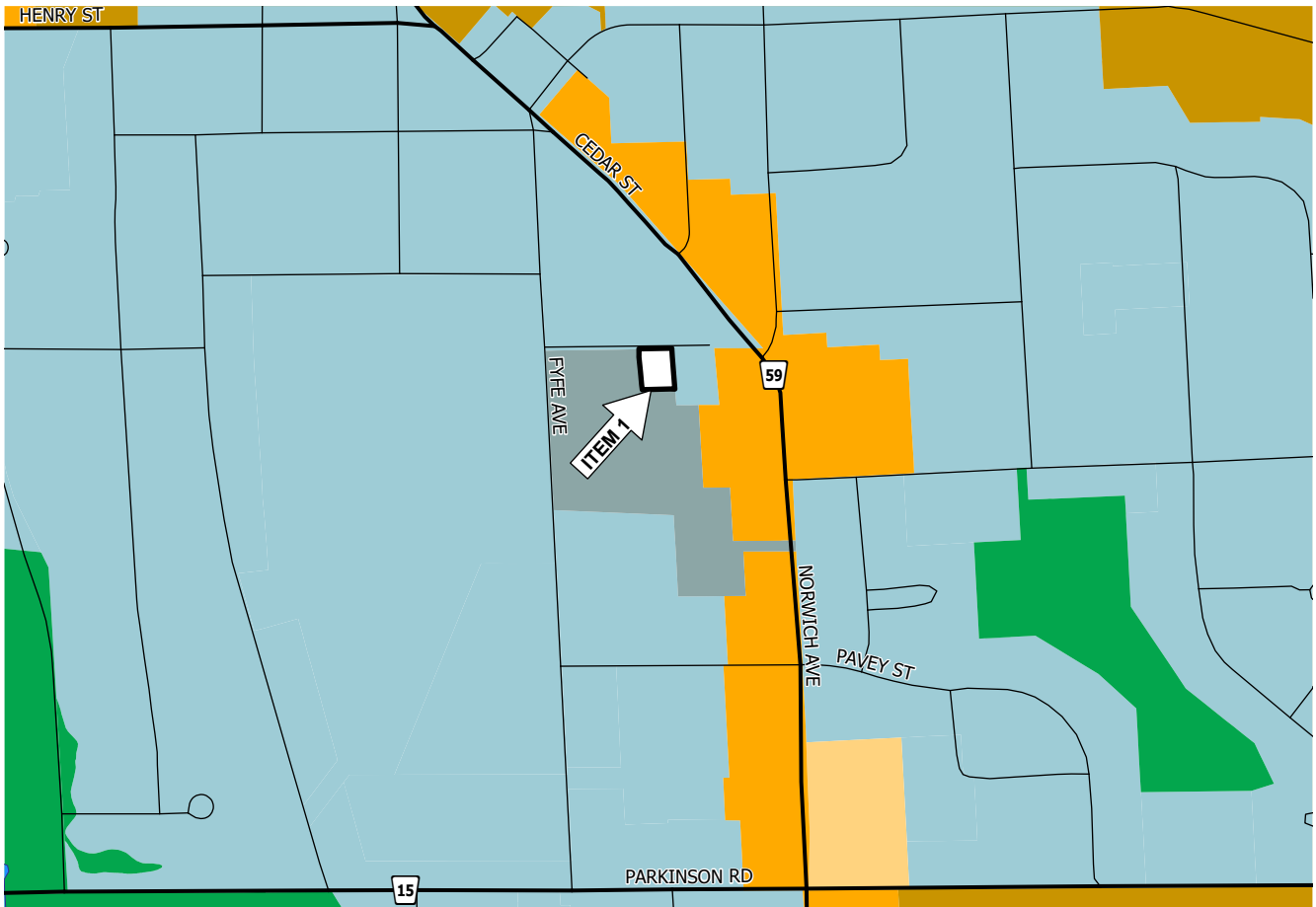
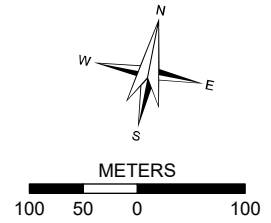
6.0 INTERPRETATION

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



SCHEDULE "A"  
 AMENDMENT No. 320  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**

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



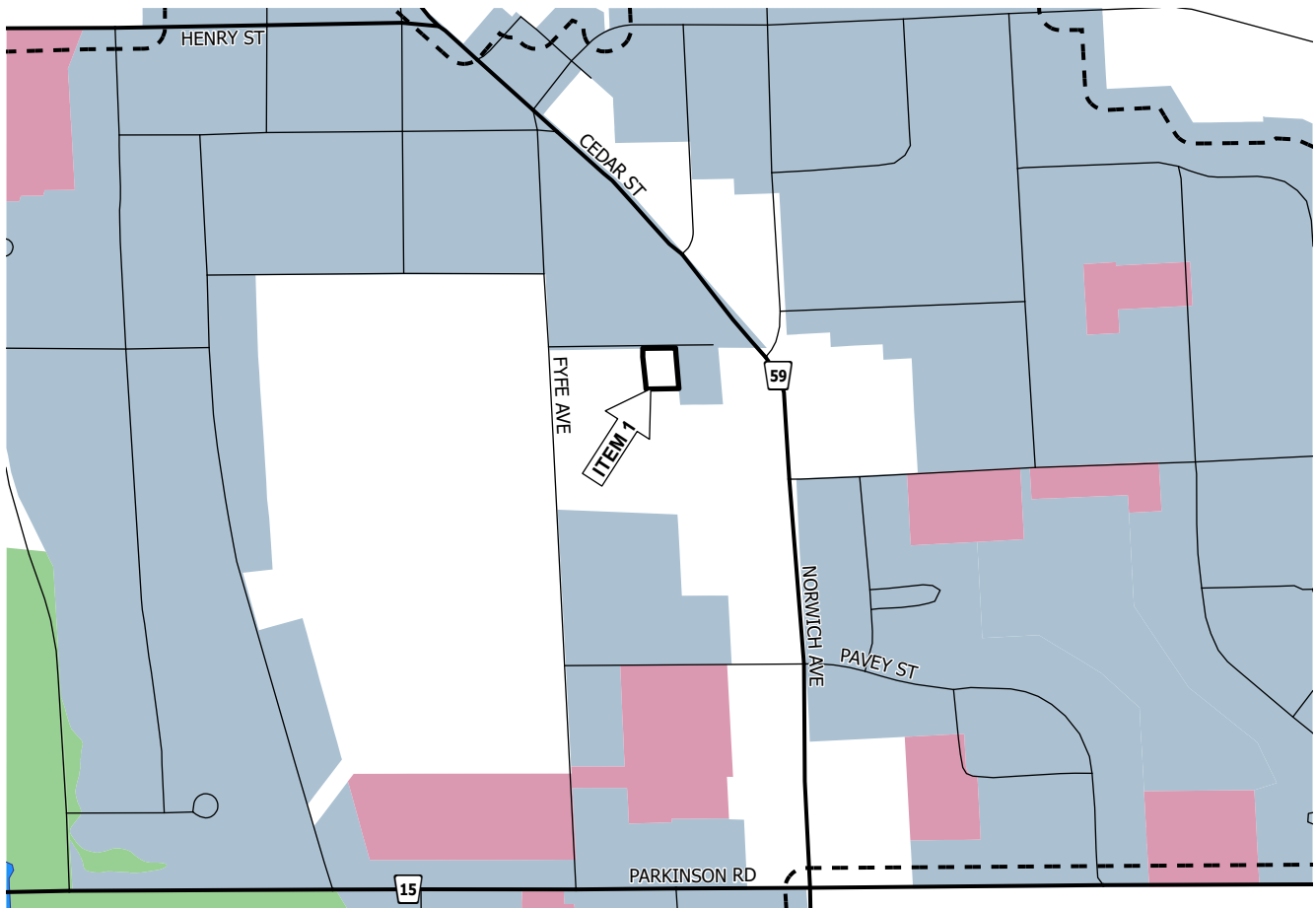
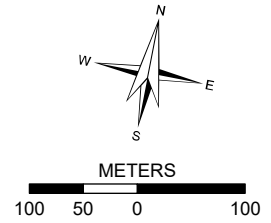
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM COMMUNITY FACILITY  
 TO LOW DENSITY RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- NEIGHBOURHOOD SHOPPING CENTRE
- SERVICE COMMERCIAL
- TRADITIONAL INDUSTRIAL
- COMMUNITY FACILITY
- OPEN SPACE




SCHEDULE "A"  
 AMENDMENT No. 320  
 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  
 LEGEND**

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