

REPORT TO COUNTY COUNCIL

Application for Draft Plan of Condominium and Exemption from Draft Approval CD 24-03-8 – Villages of Sally Creek Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application CD 24-03-8, submitted by Villages of Sally Creek Inc., for lands described as Block 9, Registered Plan 41M-394 in the City of Woodstock for draft approval of a proposed common element condominium;
2. And further, that Council approve the application for exemption from the draft plan of condominium approval process submitted by Villages of Sally Creek Inc., (File No. CD 24-03-8), prepared by Kim Husted Surveying Limited, for lands described as Block 9, Registered Plan 41M-394, in the City of Woodstock, as all matters relating to the development have been addressed through the Site Plan Approval process.

REPORT HIGHLIGHTS

- The purpose of this report is to consider the approval of a draft plan of condominium and exemption from the draft approval process to facilitate the creation of a common element condominium for a new phase of an existing residential subdivision in the City of Woodstock.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the County Official Plan, and complies with the provisions of the City's Zoning By-law.

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

The Planning Act has no public consultation requirements for this type of condominium application.

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 Goal 1.3 – Community health, safety and well-being		

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

DISCUSSION

Background

Owner: Villages of Sally Creek Inc.
1193 Dundas Street Woodstock ON N4S 7V9

Applicant: Sally Creek Lifestyle Homes Inc.
1193 Dundas Street Woodstock ON N4S 7V9

Location:

The subject property is described as Block 9, Plan 41M-394, in the City of Woodstock. The property is located on the southwest corner of Lakeview Drive and Garden Court Crescent.

County of Oxford Official Plan:

Existing:

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

Schedule "W-3" City of Woodstock Residential Density Plan Medium Density Residential

City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Special Planned Unit Development Zone (PUD-1)

Proposal

An application has been received for approval of a plan of condominium and exemption from the draft approval process. The application will facilitate the development of a common element condominium within the Villages of Sally Creek residential development.

In a common elements condominium, only the common elements form the actual condominium. The ownership interest in the common elements is then attached to other specified parcels of land that are outside of the condominium. The purpose of this is to allow owners of separate properties to collectively share in the ownership of some other property or facility under the provisions of the Condominium Act. In this case, the residential lots in the Sally Creek development will collectively own and manage the recreational facilities and other features (walking trails, etc) that serve the development.

In this instance, the common element of the proposed condominium is vacant and will remain grassed.

Surrounding uses are predominantly low density residential development to the west and north, with existing and planned medium density townhouse development to the south and east. Recreational land uses are also present in the vicinity.

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

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

Plate 3, Draft Plan of Condominium, depicts the proposed common element condominium.

Comments

Provincial Policy Statement

Section 1.1.1 of the PPS directs that healthy, liveable and safe communities are sustained, in part, by accommodating an appropriate range and mix of residential (including additional units, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, parks and open space, and other uses to meet long-term needs.

According to Section 1.1.3.1 (Settlement Areas), settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Further, land use patterns within settlement areas shall be based on densities and a mix of land uses, which efficiently use land and resources, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, as well as a range of uses and opportunities for intensification and redevelopment.

The policies of Section 1.1.3.6 state that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Further, Section 1.4 (Housing) directs 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:

- 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 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 to support current and projected needs;
- 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 to be developed; 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 property is located within the 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium Density Residential Districts are those lands that are primarily developed or planned for low profile multiple unit development that exceed densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses,

converted dwellings, and apartment buildings. In these Districts it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density.

Section 7.2.2.2 of the Official Plan also contains policies where City Council can encourage the creation of housing opportunities within the City that may result in a mix of tenure forms, such as ownership, rental and cooperative units.

Agency Comments

A number of agencies were circulated the proposal to create a common element condominium for the next phase of the adjacent residential townhouse development. No circulated agency expressed concerns with the proposed condominium approval.

City of Woodstock Council

City Council recommended support of the proposed condominium approval and exemption at the City's regular meeting of Council on August 12, 2024.

Planning Analysis

Applications for condominium approval can be dealt with in one of two ways, in accordance with the Condominium Act. The first method generally involves a process similar to an application for draft plan of subdivision where, after appropriate circulation, a proposal receives 'draft' approval which is contingent on the applicant satisfying a number of conditions prior to final approval and registration.

The second process is where the approval of the condominium is exempt from the draft or 'conditional' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation (i.e. site plan approval) and no further conditions of approval are required by the municipality for the development.

The proposed common element condominium would apply to a vacant strip of land, proposed to remain landscaped open space, that abuts townhouse blocks being developed on Garden Court Crescent. The proposed common element condominium would become part of the other existing recreational amenities throughout the Villages of Sally Creek residential development. There are no services or further development proposed for the common element condominium, and the residential development has received site plan approval from the City of Woodstock.

CONCLUSIONS

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the Official Plan, and complies with the provisions of the City's Zoning By-law. As such, the application for draft plan of condominium and exemption from the draft approval process can be supported from a planning perspective.

SIGNATURES

Report Author:

Original Signed By _____

Eric Gilbert, RPP, MCIP
Manager of Development Planning

Departmental Approval:

Original Signed By _____

Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By _____

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 - Plate 1, Location Map with Existing Zoning
- Attachment 2 - Plate 2, Aerial Map (2020)
- Attachment 3 - Plate 3, Proposed Draft Plan of Condominium