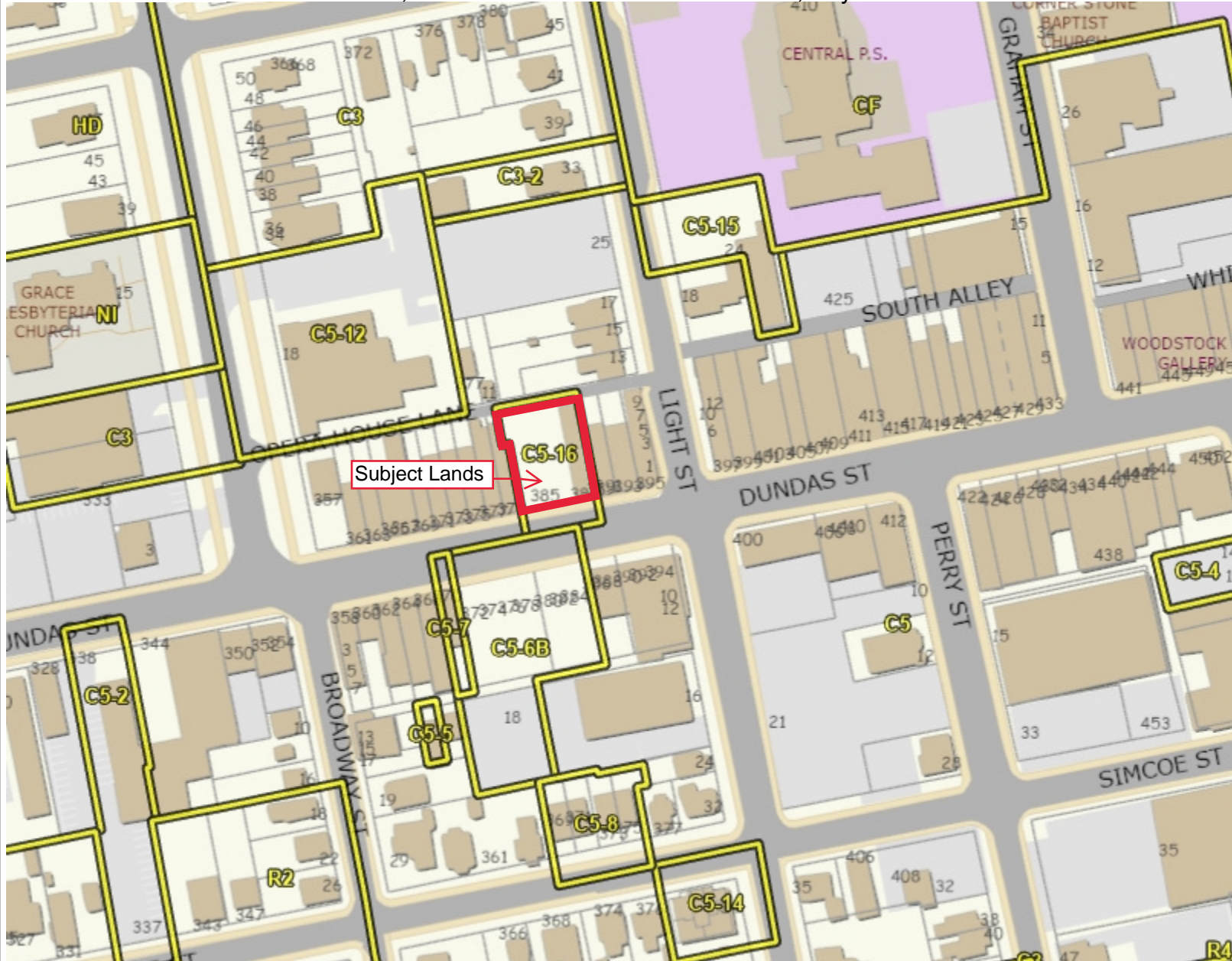




# Plate 1: Location Map and Existing Zoning

File No.: OP 24-07-8 and ZN8-24-07: County of Oxford

Plan 10, Lot 1 - 385 and 387 Dundas Street, City of Woodstock



Subject Lands

## Legend

- 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



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

March 15, 2024

Plate 2: Aerial Map (2020)

File No.: OP 24-07-8 and ZN8-24-07: County of Oxford

Plan 10, Lot 1 - 385 and 387 Dundas 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



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March 15, 2024

Plate 3: Applicant's Sketch

File No.: OP 24-07-8 and ZN8-24-07: County of Oxford  
Plan 10, Lot 1 - 385 and 387 Dundas Street, City of Woodstock



ZONING DATA CHART		
TYPE OF ZONE	C5-16	PROVIDED
MINIMUM LOT AREA	No Provision	941.771m <sup>2</sup>
MAXIMUM BUILDING AREA	No Provision	941.771m <sup>2</sup>
MINIMUM FRONTAGE	No Provision	26.578m
MAXIMUM BUILDING AREA (%)	No Provision	100%
MAXIMUM BUILDING HEIGHT	8 STOREYS	8 STOREYS
MINIMUM LANDSCAPING (%)	20%	28.3% (PATIO AREA = 266.446m <sup>2</sup> )

SETBACK LOCATION		
FRONT YARD	No Provision	0m
EXTERIOR SIDE YARD	No Provision	N/A
INTERIOR SIDE YARD	No Provision	0m
INTERIOR SIDE YARD	No Provision	0m
REAR YARD	No Provision	0m

MAXIMUM OPEN STORAGE		
OFF STREET LOADING SPACES	NIL	0
OFF STREET PARKING (SEE CHART)	15 MINIMUM	SEE CHART

PARKING DATA CHART			
TYPE OCCUPANCY	RATE	AREA	SPACES REQUIRED
RESIDENTIAL	1.0 PER DWELLING UNIT	36 UNITS	36
VISITOR PARKING	NIL		0
TOTAL REQUIRED			36
BARRIER FREE REQUIRED			36 x 4% = 1.44
EXISTING SPACES			0
PROPOSED SPACES			32 (RELIEF REQUESTED)
TOTAL PROVIDED (INCLUDING BARRIER FREE SPACES)			32 (1 TYPE 'A', 1 TYPE 'B')

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STAMP
NORTH ARROW



ISSUED FOR

- COORDINATION
- CLIENT REVIEW - PROGRESS
- STEEL PRICING
- BUILDING PERMIT
- TENDER
- CONSTRUCTION

DATE: 2024-02-23

CONCEPTUAL

REV.	BY	DESCRIPTION	DATE
REVISIONS			

REV.	BY	DESCRIPTION	DATE

**SPH ENGINEERING INC.**  
 REAL WORLD ENGINEERING SOLUTIONS  
 485037 SWEABURG ROAD  
 WOODSTOCK, ONTARIO  
 N4S 7V6  
 TEL: 519-539-5700  
 www.spheng.com

CLIENT: OXFORD COUNTY

PROJECT: 381 TO 387 DUNDAS WOODSTOCK, ON

DRAWING: COVER SHEET

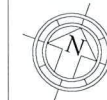
SCALE	DRAWN	CHECKED
AS NOTED	RA	CK
DATE: 2024-02-23	PROJECT NUMBER: 23401	DRAWING: A100





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- TENDER
- CONSTRUCTION

DATE: 2024-02-23

CONCEPTUAL

REV.	BY	DESCRIPTION	DATE
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REV.	BY	DESCRIPTION	DATE

REV.	BY	DESCRIPTION	DATE
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REV.	BY	DESCRIPTION	DATE

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CLIENT:

OXFORD COUNTY

PROJECT:

381 TO 387 DUNDAS  
WOODSTOCK, ON

DRAWING:

3RD FLOOR PLAN

SCALE	DRAWN	CHECKED
AS NOTED	RA	CK

DATE	PROJECT NUMBER	DRAWING
2024-02-23	23401	A103

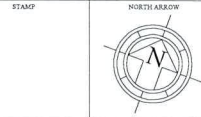


① Level 3  
1/8" = 1'-0"



① TYPICAL FLOOR PLAN 4TH - 8TH  
3/16" = 1'-0"

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- TENDER
- CONSTRUCTION

DATE: 2024-02-23

CONCEPTUAL

REV. BY DESCRIPTION DATE REVISIONS

REV.	BY	DESCRIPTION	DATE
1		CLIENT REVIEW	2024-02-23
1		CLIENT REVIEW	2024-02-19

REV. BY DESCRIPTION DATE

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PROJECT

381 TO 387 DUNDAS  
WOODSTOCK, ON

DRAWING

TYPICAL FLOOR  
PLAN 4TH - 8TH

SCALE	DRAWN	CHECKED
AS NOTED	RA	CK
DATE: 2024-02-23	PROJECT NUMBER: 23401	DRAWING: A104







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- TENDER
- CONSTRUCTION

DATE: 2024-02-23

CONCEPTUAL

REV.	BY	DESCRIPTION	DATE
REVISIONS			

REV.	BY	DESCRIPTION	DATE

REV. BY DESCRIPTION DATE

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381 TO 387 DUNDAS  
WOODSTOCK, ON

DRAWING

RENDERING

SCALE	DRAWN	CHECKED
AS NOTED	RA	CK
DATE: 2024-02-23	PROJECT NUMBER: 23401	DRAWING: A300

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- STEEL FRISING
- BUILDING PERMIT
- TENDER
- CONSTRUCTION

DATE: 2024-02-23

CONCEPTUAL

REV.	BY	DESCRIPTION	DATE
REVISIONS			

REV.	BY	DESCRIPTION	DATE
1		CLIENT REVIEW	2024-02-23
1		CLIENT REVIEW	2024-02-18


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CLIENT

OXFORD COUNTY

PROJECT

381 TO 387 DUNDAS  
WOODSTOCK, ON

DRAWING

RENDERING

SCALE	DRAWN	CHECKED
AS NOTED	RA	CK
DATE: 2024-02-23 PM	PROJECT NUMBER: 23401	DRAWING: A301





Plate 4: Downtown Woodstock BIA Letter

File No.: OP24-07-8 and ZN 8-24-07: County of Oxford

Plan 10, Lot 1 - 385 and 387 Dundas Street, City of Woodstock



Downtown Woodstock BIA  
476 Peel Street, 3rd Floor  
Woodstock, ON N4S 1K1  
Telephone (519) 537-5721

April 2, 2024

Justin Miller, Development Planner  
Community Planning  
County of Oxford  
21 Reeve St  
Woodstock, ON N4S 7Y3

RE: County of Oxford – File ZN8-24-07, Lot 1, Plan 10, 385-387 Dundas Street

Dear Mr. Miller,

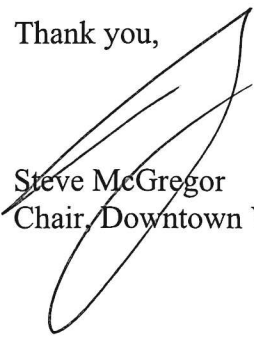
Please accept the following information pertaining to this application.

It is not the intent of the Downtown Woodstock BIA Board of Directors to speak against this project. We are supportive of increased density in downtown Woodstock and find the design is appropriate for the neighbourhood.

The concern is the lack of ground floor commercial space. We respect the design having the look and feel of ground floor commercial but understand that lack of ground floor commercial is in contradiction to the zoning requirements.

We support this development but do caution that this could set a precedent for future developments in downtown Woodstock. As well, the lack of commercial component should be inclusive of larger-scale developments, such as this. If a commercial component is possible in this development, it should be considered.

Thank you,



Steve McGregor  
Chair, Downtown Woodstock BIA

COUNTY OF OXFORD  
BY-LAW NO. **6660-2024**

**BEING** a By-Law to adopt Amendment Number 324 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 324 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 324 to the County of Oxford Official Plan, being the attached explanatory 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 25<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 25<sup>th</sup> day of September, 2024.

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

\_\_\_\_\_  
LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 324  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 324 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a site specific provision to the Central Business District Area designation to facilitate the development of an 8-storey, 36 unit apartment development with no commercial component on the ground floor.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 1, w/s Light Street, Plan 10, in the City of Woodstock. The lands front on the north side of Dundas Street, between Vansittart Avenue and Light Street and are municipally known as 385 & 387 Dundas Street.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to add a site specific provision to the Central Business District Area designation to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above. The Pedestrian Predominant Area of the Central Business District requires development along this portion of Dundas Street to have first floor commercial; the intent of this amendment is to remove the requirement for a commercial component for the subject lands.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing for low and moderate income households is available in the City of Woodstock.

Council is further satisfied that the Official Plan criteria respecting the Central Business District have been adequately addressed. The subject lands are in the City's Downtown Core and amenity and shopping spaces are in the immediate vicinity. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, landscaping, fencing, grading, access and parking will be addressed to the satisfaction of the City and County.

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 Section 7.3.2.4 – Central Business District, as amended is hereby further amended by adding the following specific development policy at the end of Section 7.3.2.4:

“Section 7.3.2.4.3 North side of Dundas Street, West of Light Street  
(385 & 387 Dundas Street, Woodstock)

**LOCATION** Part Lot 1, w/s Light Street, Plan 10, located north of Dundas Street, West of Light Street in the City of Woodstock. Municipally known as 385 & 387 Dundas Street.

**POLICIES** Notwithstanding the policies for the Central Business District established in Section 7.3.2.4, an apartment dwelling house may also be permitted on the subject lands without a commercial component. The maximum height of the apartment shall not exceed 8 storeys.”

#### 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.