

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.