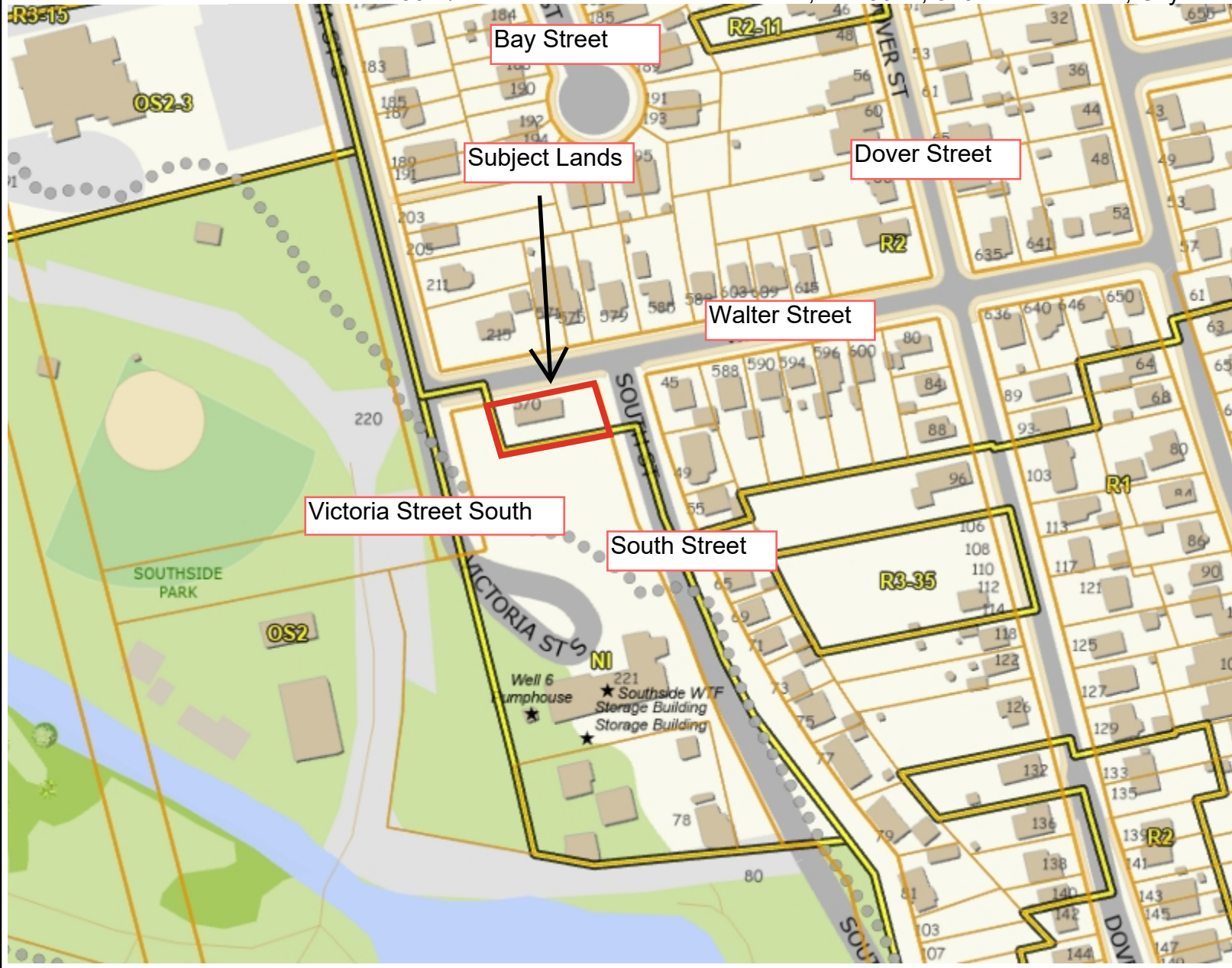




Plate 1: Location Map and Existing Zoning

File No.: ZN 8-24-17 and OP 24-09-8: Cengic

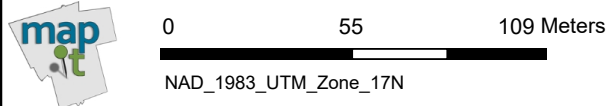
Part Lot 30 E/S Victoria Street Plan 212 Part 1, 41R3014; 570 Walter Street, City of Woodstock



Legend

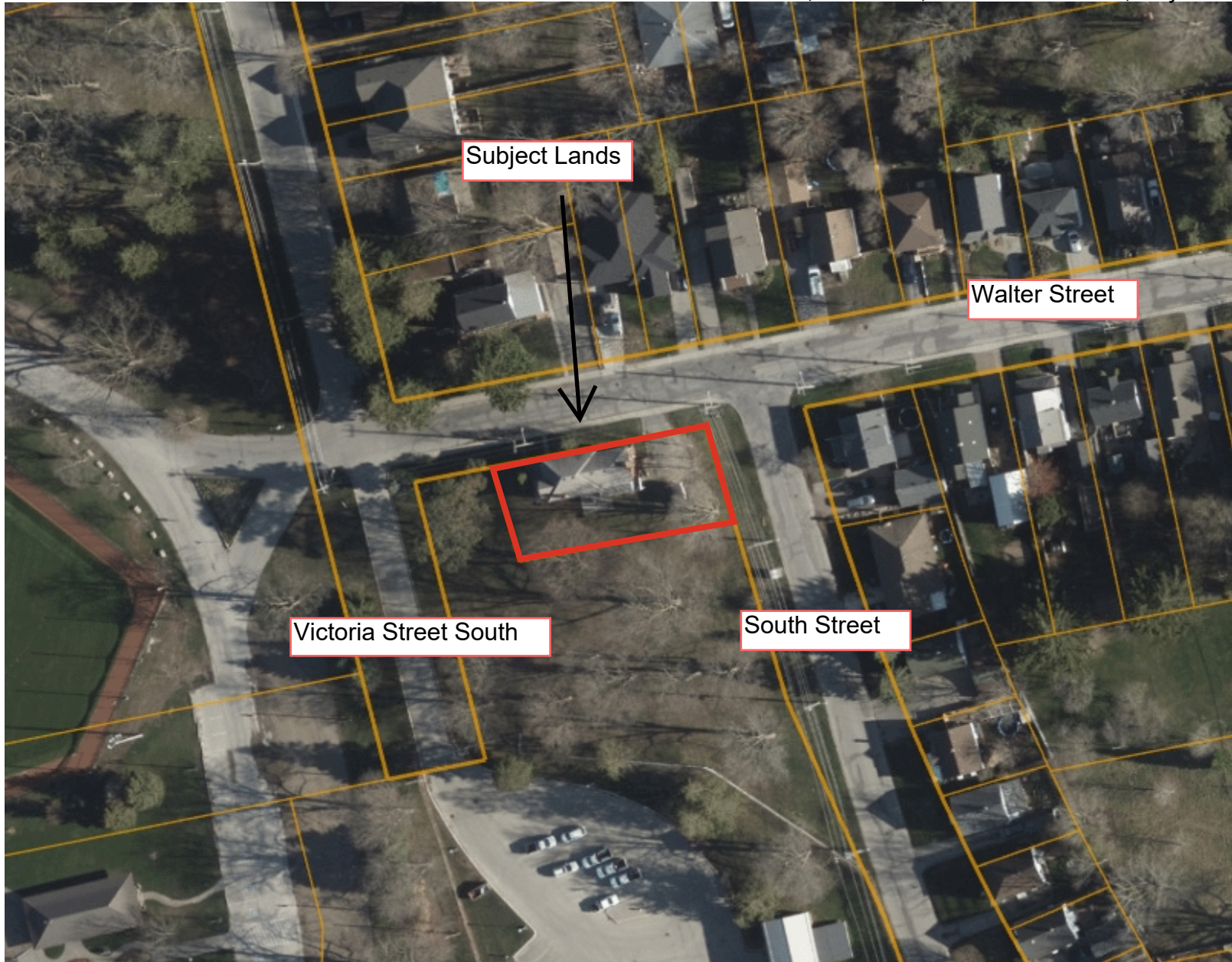
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 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

July 15, 2024



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 27 55 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

July 15, 2024

COUNTY OF OXFORD

BY-LAW NO. **6692-2024**

BEING a By-Law to adopt Amendment Number 327 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 327 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 327 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 27th day of November, 2024.

READ a third time and finally passed this 27th day of November, 2024.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 327
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes
Amendment Number 327 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 Low Density Residential to Medium Density Residential to facilitate the development of a 5 unit multiple-attached dwelling.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock. The lands are located on the south side of Walter Street between South Street and Victoria Street South and are municipally known as 570 Walter Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 5 unit multiple-attached dwelling on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader 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 generally suitable for medium density residential development as the lands are located between Wellington Street and Parkinson Road which are arterial roads, and the addition of three units are not anticipated to impact traffic in any adjoining low-density residential areas. Further, the subject lands are directly adjacent to Southside Park, including an entrance to Southside Park, and are approximately 400 m (1,300 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area is punctuated by several pockets of lands that have already been designated and built for medium-density residential uses. The proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 730 m² (7,858 ft²) and the applicant is proposing a maximum of 5 dwelling units, which constitutes a residential density of approximately 68.5 units/ha (27.8 units/ac), which is within the maximum permitted density of the medium density residential designation of 70 units/ha (28.3 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

In light of the foregoing, 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-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Low Density Residential” to “Medium Density Residential”.

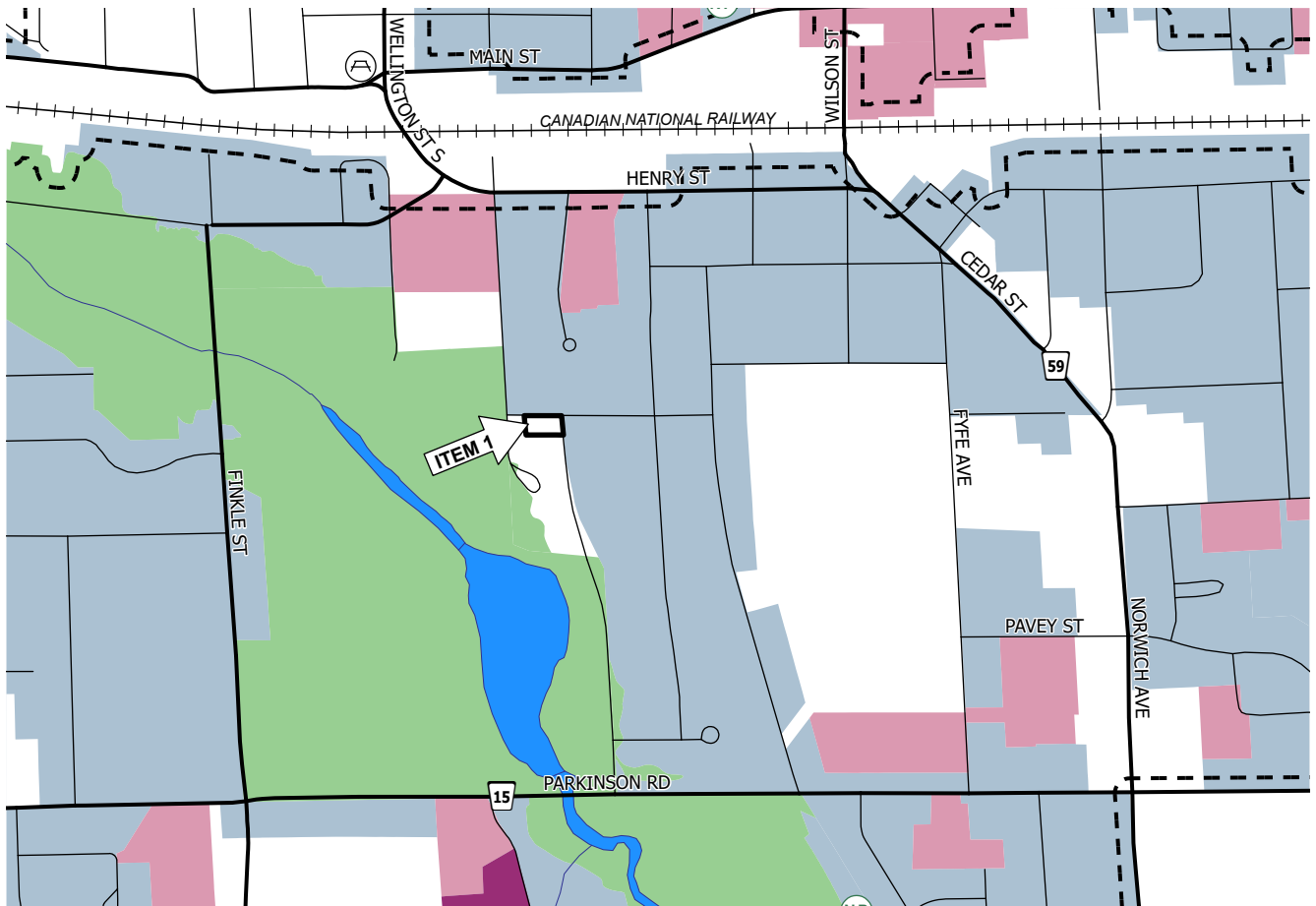
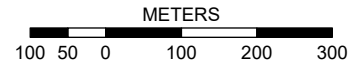
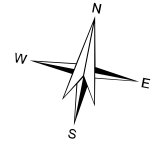
5.0 IMPLEMENTATION

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. 327
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "W-3"
CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OPEN SPACE
-  PROPOSED PARK
-  NEIGHBOURHOOD PARK
-  COMMUNITY PLANNING DISTRICT