

**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

August 9, 2022





Legend

Notes



0 26 51 Meters

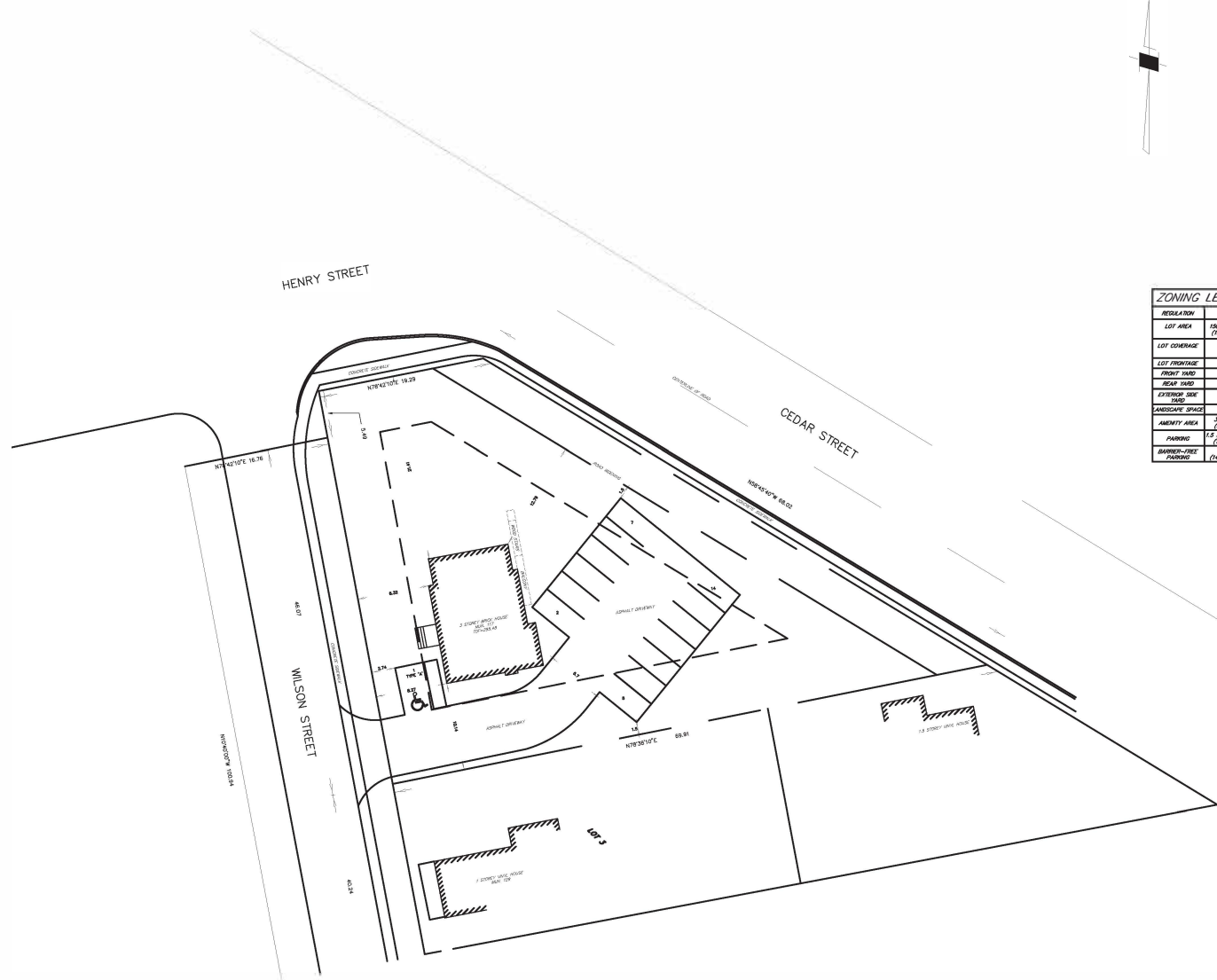
NAD\_1983\_UTM\_Zone\_17N



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November 14, 2024

Plate 3: Applicant's Sketch  
 OP 22-05-8 & ZN 8-22-05 - 1000049811 Ontario Inc. - 117 Wilson Street, Woodstock



REGULATION	MIN. REQ'D	PROPOSED
LOT AREA	1000m² PER DWELLING (700 ± ± = 1200 m²)	2500'± (1,700'± AFTER ROAD WIDENING)
LOT COVERAGE	40%	154.8%± (17.1%)
LOT FRONTAGE	30.0m	135.28m±
FRONT YARD	6.0m	27.4m
REAR YARD	7.5m	30.7m
EXTENSION SIZE	6.0m	6.7m (RESIDUAL 13.70m (CEDAR))
LANDSCAPE SPACE	SEE (TREES)	0.5m (1 TREES)
AMENITY AREA	30m² PER DWELLING (20 ± ± = 270 m²)	470m²
PARKING	1.5 SPACES PER DWELLING (1.5 ± ± = 11.5 m²)	14 SPACES
BARRIER-FREE PARKING	4% OF PARKING (74 ± ± = 1 SPACE)	1 SPACE

**GENERAL NOTES**

CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS. DRAWINGS ARE TO BE READ AND NOT TO BE SCALED. ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF C.B.C. & LOCAL BY-LAWS. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FRONT LEVELS (± 0) MIN. BELOW GRADE. CONSTRUCTION DETAILS AND NOTES REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.

1 1/2" MIN. CONC. REBAR COVERAGE  
 MIN. CONC. STRENGTH (28 DAYS) = 30 MPa (5000 psi)  
 STEEL STRENGTH = 400 MPa (60 ksi)  
 ASKURED SOIL BEARING CAPACITY = 150'± psf  
 CONSTRUCTION REQUIREMENTS:  
 BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (300) LIFTS EVENLY AROUND STRUCTURE.  
 COMPACT BACKFILL TO 98% STANDARD PROCTOR.  
 ROOT TRIMMER & GRUBBER DERIVED BY TREES MAINT.  
 PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS IN CONTROL JOINTS & 2" O.C. ELL IN POURED CONC. SLABS ALL WOOD NO. 2 SPRUCE OR BETTER. ALL BOLTS GALVANIZED STEEL.

MAX BRICK LINTEL SPANS  
**4" BRICK/STONE O.B.C. 8, 20, 3, 2**

BL-1 4" V x 3 1/2" H x 1/4" T, 8'-5"  
 BL-2 8" V x 3 1/2" H x 8/16" T, 10'-0"  
 BL-3 6" V x 3 1/2" H x 3/8" T, 11'-0"  
 BL-4 6" V x 3 1/2" H x 1/2" T, 12'-0"

**STAIR INFO. LEGEND:**  
 REB. MAX. 1 1/8" Ø 3/8" SOLID BEARING  
 RUN MIN. 12 1/4" Ø 3/8" SOLID BEARING  
 TREAD MIN. 1" Ø 3/8" FRONT LOAD  
 nosing MAX. 1" Ø 3/8" SINGLE JOIST  
 HEADROOM MIN. 6'-8" D.L. DOUBLE JOIST  
 UNIFORM REBAR T.L. TRIPLE JOIST  
 D.C.J. DOUBLE CEILING JOIST

**STRUCTURAL NOTES**

1. ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. 2" PL 2x10 OR 2x4 DRYTALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY UNLESS NOTED OTHERWISE.
2. ALL NOTCHES & DRILLING OF BRACING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

**DESIGNER DISCLAIMER**

1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
3. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH HVAC INSTALLER.

PROPOSED ADDITION FOR  
 ALL ACE CORPORATION  
 117 WILSON AVE, WOODSTOCK

PROJECT NUMBER  
 C135-24-01

**djDESIGN**  
 Architectural • Energy • HVAC

Phone: (519) 539-8887 378 Hunter Street Woodstock, ON N4B 4G2  
 Email: plans@djdesign.ca  
 Website: www.djdesign.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE.

**QUALIFICATION INFORMATION**  
 REQUIRED UNDER DESIGN IS EXEMPT UNDER DIV. C.3.3.1.1 OF THE BUILDING CODE

DEREK JUKEMA 21 FEB 2025  
 NAME: SIGNATURE: BCR

SITE PLAN	
Date: 2024-08-21	S-1
Drawn by: JVB	
Designed by: JENSEN@DJDESIGN.CA	
Checked by: ATW	
Scale:	

DRAFT PLAN  
 NOT FOR  
 CONSTRUCTION

PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT

COUNTY OF OXFORD

BY-LAW NO. **6699-2025**

**BEING** a By-Law to adopt Amendment Number 328 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 328 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 328 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 8<sup>th</sup> day of January, 2025.

READ a third time and finally passed this 8<sup>th</sup> day of January, 2025.

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

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

AMENDMENT NUMBER 328  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 328 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 9 unit multiple-attached dwelling.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock. The lands are located north of Frances Street between Wilson Street and Cedar Street and are municipally known as 117 Wilson Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 9 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 have frontage on Cedar Street which is an arterial road, the subject lands are approximately 180 m (590.5 ft) from two large schools. Additionally, although the site is generally surrounded by lands that are designated for low-density residential uses, the area contains a variety of land uses, including commercial, industrial and some nearby 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 have an approximate area of 2,052 m<sup>2</sup> (22,088.3 ft<sup>2</sup>) and the applicant is proposing a maximum of 9 dwelling units, which constitutes a residential density of approximately 44 units per hectare (17 units per acre) 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 City, 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.

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

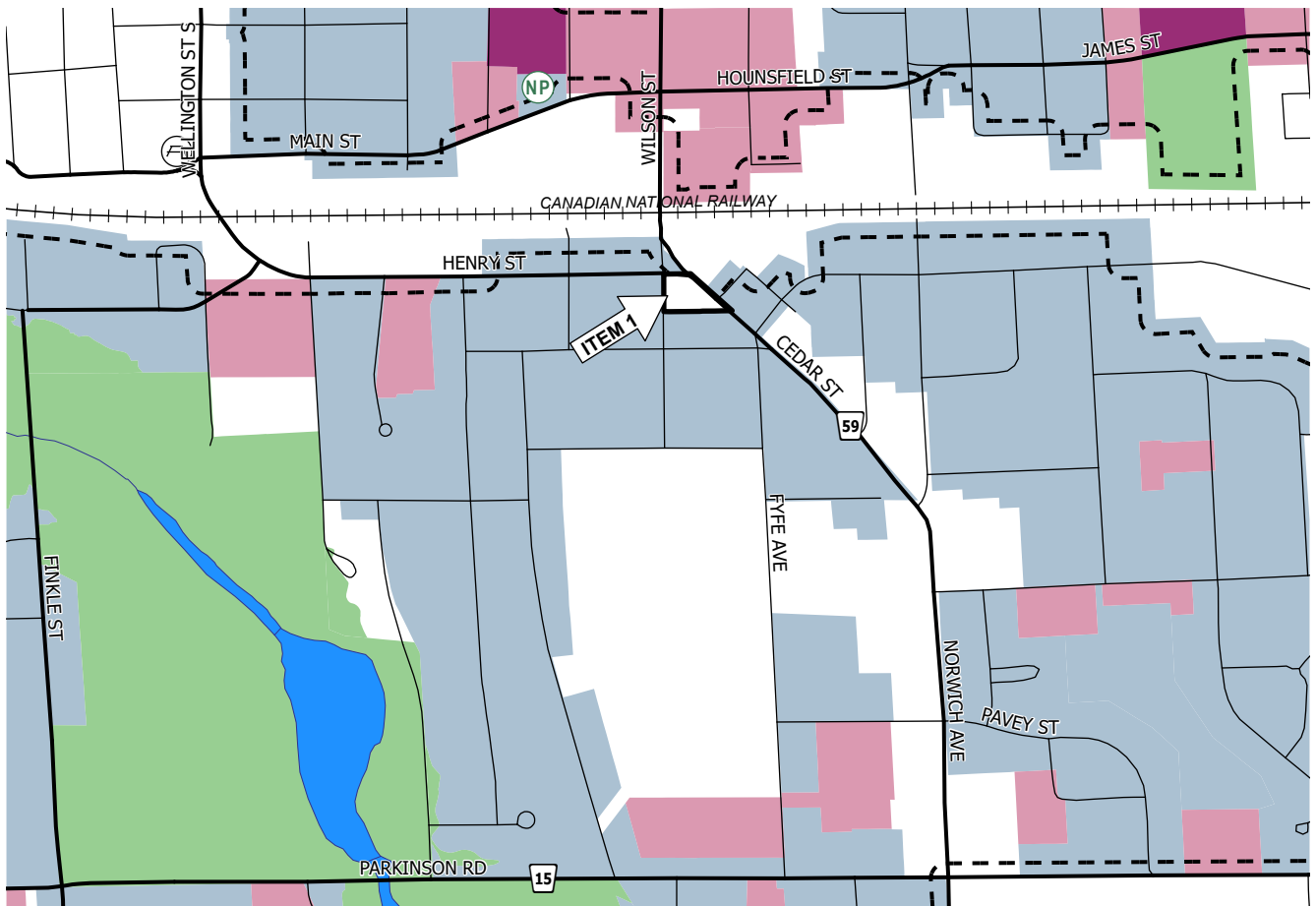
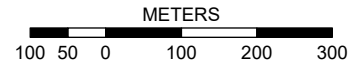
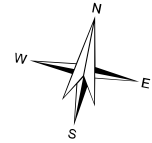
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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










SCHEDULE "A"  
 AMENDMENT No. 328  
 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