

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 m² (22,088.3 ft²) 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”.

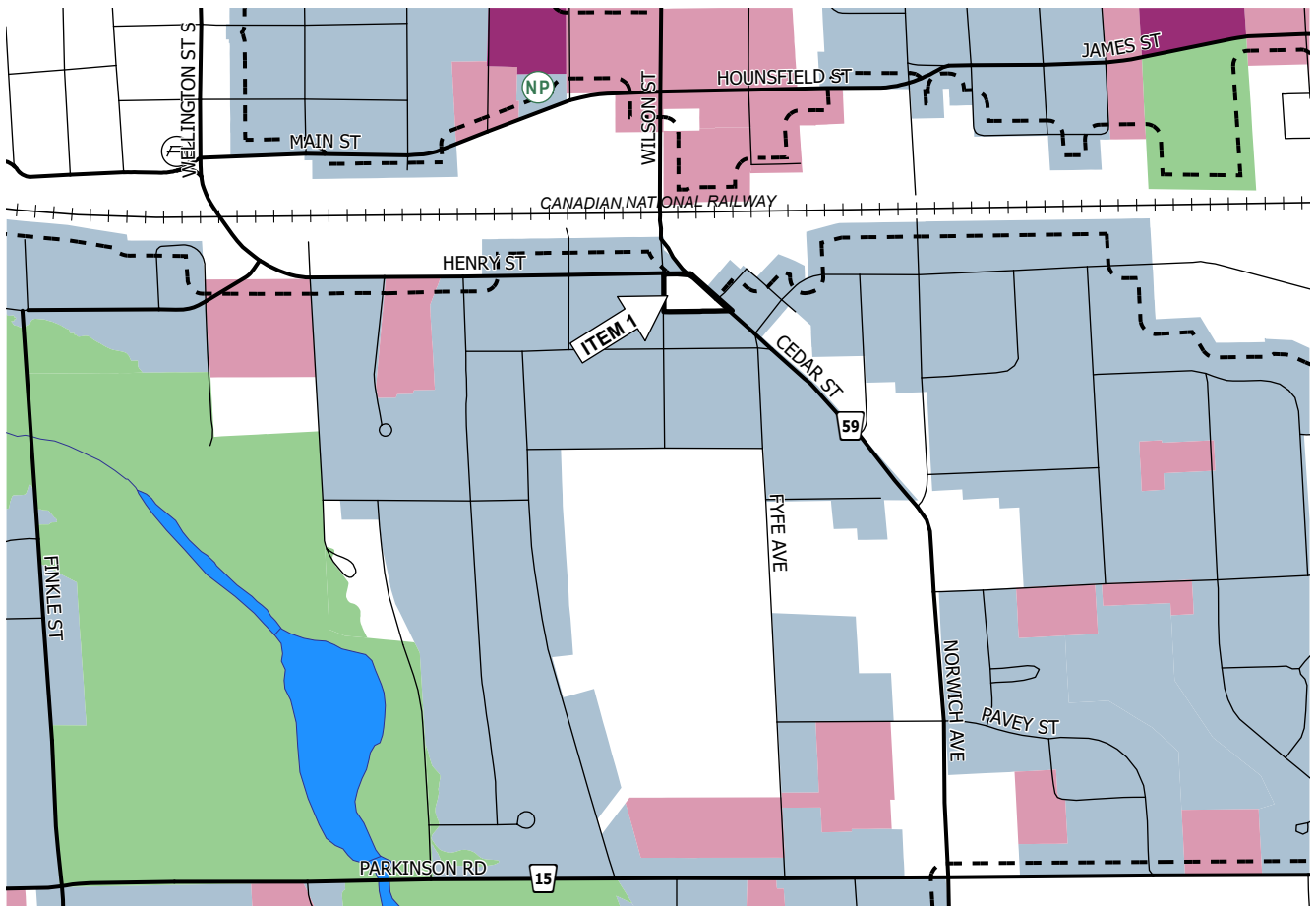
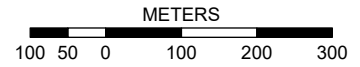
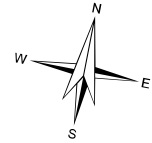
5.0 IMPLEMENTATION

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