

AMENDMENT NUMBER 329
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 329 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, Schedule “W-3” – City of Woodstock Residential Density Plan and Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan to re-designate the subject lands from Business Park to Traditional Industrial and Service Commercial, and to revise the boundaries of the Environmental Protection designation.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 9, Concession 1 (Blandford), now in the City of Woodstock. The lands are located on the north side of Highway 2 (Dundas St) on the east side of Highway 401, and are municipally known as 685691 Highway 2, Woodstock.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate the subject lands from ‘Business Park’ to ‘Traditional Industrial’ and ‘Service Commercial’ to facilitate the development of an industrial plan of subdivision.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal will protect and preserve employment areas for current and future uses, and is considered to be an efficient use of lands, available municipal services and infrastructure.

The proposal is also consistent with the PPS as an Environmental Impact Study was provided to demonstrate that the proposal will have no negative impact on significant natural heritage features and lands adjacent to natural heritage features.

The proposed re-designation from Business Park to Traditional Industrial uses can be considered appropriate as the lands are in close proximity to Highway 401 and 403 and located within a larger planned industrial area that can accommodate more intensive industrial uses. Concerns respecting compatibility of more intensive industrial uses with existing residential development fronting on Highway 2 (Dundas Street) can be addressed through the detailed design of the subdivision, and through the site plan approval process for all industrial and commercial blocks.

The revised limits and boundary of the Environmental Protection designation have been informed by peer-reviewed Environmental Impact Studies. The revised boundaries are inclusive of recommended buffer areas and distances from identified significant natural heritage features and provincially significant wetlands.

Council is also of the opinion that the subject lands are suitable for service commercial use as notwithstanding they do not have direct access to Highway 2 due to Ministry of Transportation requirements, they are nonetheless located at a high-profile location near the eastern boundary of the City and the close proximity to Highway 401 and Highway 403 interchanges. It is also in-keeping with the East Woodstock Secondary Plan which contemplated the lands for service commercial uses and criteria contained within the South-East Secondary Plan respecting additional service commercial uses.

Overall, Council is satisfied that the proposed amendments are consistent with the general intent of the policies as approved in South East Woodstock Secondary Plan.

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-1”- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Business Park” to “Traditional Industrial”.
- 4.2 That Schedule “W-1”- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto from “Environmental Protection” to “Traditional Industrial”.
- 4.3 That Schedule “W-1”- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 3” on Schedule “A” attached hereto from “Business Park” to “Environmental Protection”.
- 4.4 That Schedule “W-1”- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Business Park” to “Service Commercial”.
- 4.5 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Environmental Protection” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto to.
- 4.6 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by removing the “Environmental Protection” designation from those lands identified as “ITEM 2” on Schedule “A” attached hereto.
- 4.7 That Schedule “W-4”- City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by adding the “Environmental Protection” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.8 That Schedule “W-4”- City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing the “Environmental Protection” designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto.

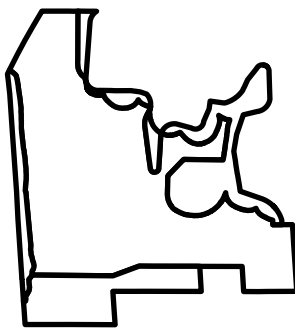
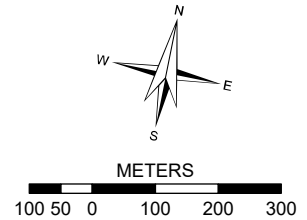
5.0 IMPLEMENTATION

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. 329
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "W-1"
CITY OF WOODSTOCK
LAND USE PLAN



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM BUSINESS PARK TO TRADITIONAL INDUSTRIAL
- ITEM 2 - CHANGE FROM ENVIRONMENTAL PROTECTION TO TRADITIONAL INDUSTRIAL
- ITEM 3 - CHANGE FROM BUSINESS PARK TO ENVIRONMENTAL PROTECTION
- ITEM 4 - CHANGE FROM FROM BUSINESS PARK TO SERVICE COMMERCIAL

LAND USE PLAN LEGEND

- RURAL CLUSTER
- SERVICE COMMERCIAL
- BUSINESS PARK
- TRADITIONAL INDUSTRIAL
- ENVIRONMENTAL PROTECTION
- FUTURE URBAN GROWTH
- FLOODLINE

SCHEDULE "A"

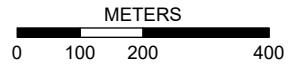
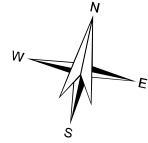
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TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION

ITEM 2 - REMOVE FROM ENVIRONMENTAL PROTECTION

**RESIDENTIAL DENSITY PLAN
LEGEND**

 ENVIRONMENTAL PROTECTION

SCHEDULE "A"

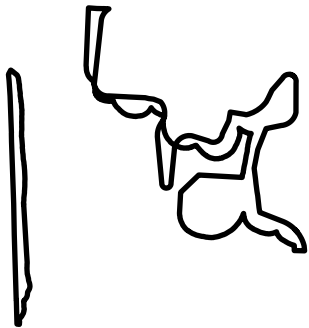
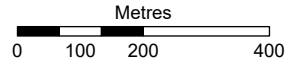
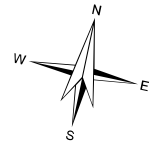
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TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-4"

**CITY OF WOODSTOCK
LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION

ITEM 2 - REMOVE FROM ENVIRONMENTAL PROTECTION

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

 ENVIRONMENTAL PROTECTION