



Plate 1: Location Map with Existing Zoning

File Nos: OP 24-04-8 & ZN 8-24-10 - Key Change Property Management

Plan 48, Part Lots 2 and 3 - 394, 398, 400, 408 and 412 Norwich Ave., 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



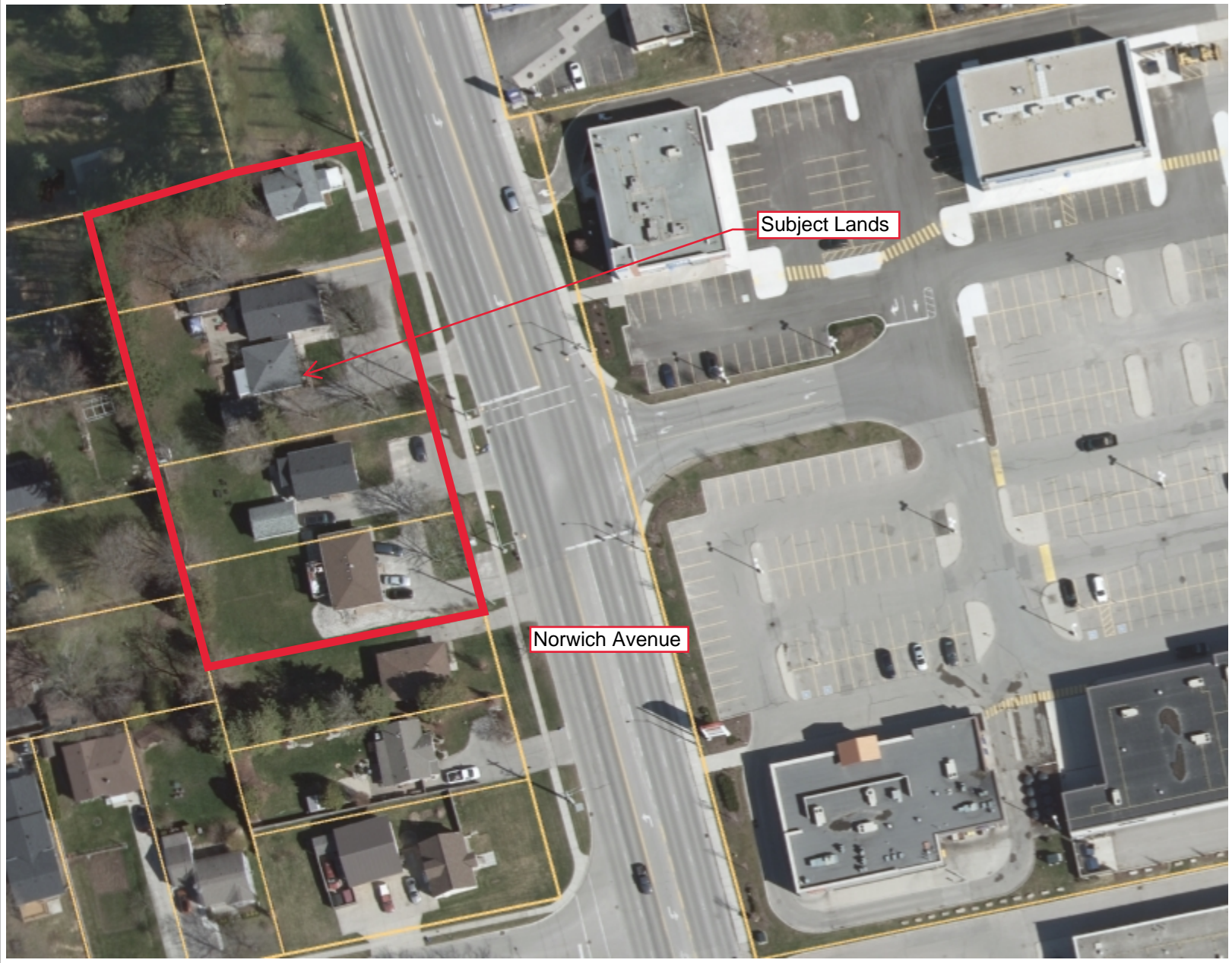
0 51 102 Meters

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 23, 2024



Legend

Notes



0 26 51 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

December 20, 2024



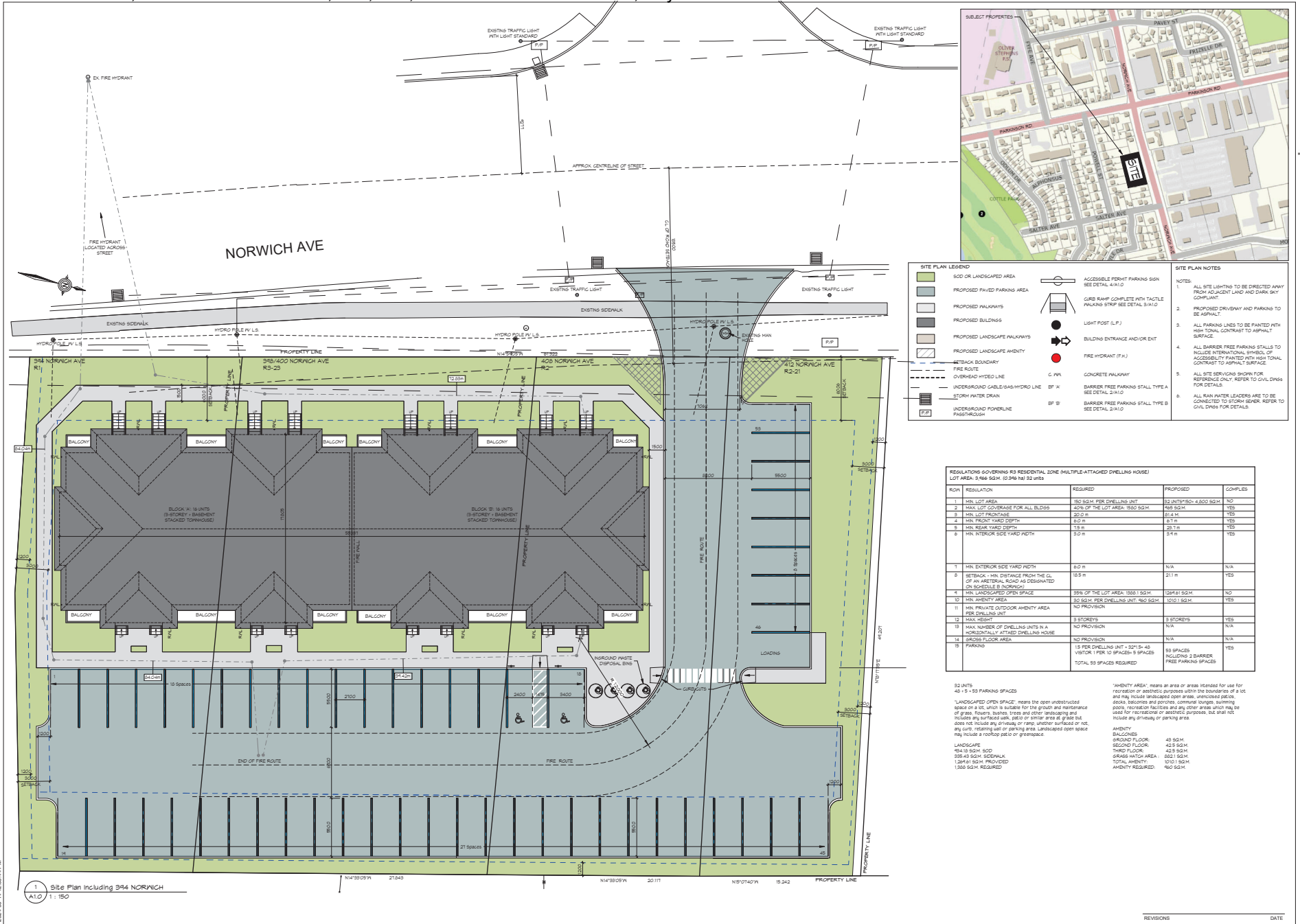


Plate 4: Letter of Concern

File Nos: OP 24-04-8 & ZN 8-24-10 - Key Change Property Management

Plan 48, Part Lots 2 and 3 - 394, 398, 400, 408 and 412 Norwich Ave., City of Woodstock

**From:** [Planning](#)  
**To:** [Eric Gilbert](#); [Justin Miller](#)  
**Subject:** FW: Files: OP 24-04-8 and ZN 8-24-10 (John and Lesia Crocker)  
**Date:** January 2, 2025 8:15:57 AM

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**ALYSA**

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**From:** Denise Hough [REDACTED]  
**Sent:** December 30, 2024 1:28 PM  
**To:** Planning <planning@oxfordcounty.ca>; [REDACTED]  
**Subject:** Files: OP 24-04-8 and ZN 8-24-10 (John and Lesia Crocker)

As a member of the Norwich Ave community (we have been homeowners for just under 25 years) I am writing a negative response to the Crockers' applications for several reasons.

The fact that the applicants are out-of-towners is frustrating, because here we go again with absentee owners wanting to charge insane rents, because it's like these people rents are so high here in Woodstock. Most multi-buildings are non-resident owners and charge rents that are equal to where they live, Woodstock residents can't afford those prices anymore (the lowest rent here in Woodstock is still more than my mortgage, and that is for a crappy one bedroom in the West End building).

The fact that they want to build a multi-story building, it doesn't matter whether they are called stacked townhouses or apartments, in an area that has always been a regulation on nothing over a story and a half is ludicrous. Looking over the sheets that we were provided with I noted that parking was going to be in the front, for the life of me I can't picture room enough for that many vehicles considering most families have two cars, along with visitor parking. I'm sure that the Plaza across from said property don't want overflow parking in their lots.

That brings up the next part. Traffic. Vehicle congestion on Norwich Ave is bad enough at the best of times, with the added extra traffic from vehicles during construction and after with potential renters/owners, is going to be a nightmare. In the past ten years, making a left-hand turn off Salter Ave has been nearly impossible, if this goes through it will be even worse.

Privacy is the next issue. I can't speak for the homeowners that live next to this proposed

building, but I do know that if it was me, I wouldn't want people looking into what used to be a private backyard. Trash/Garbage. It's obvious that there will be garbage bins, that brings in a whole crew of nasties, rats,

raccoons, possums, and crows, granted we have them now but it will increase without a doubt. Noise. Besides the noise from the construction will be dealing. They start at the crack of dawn and go on until sunset just what everyone needs, pounding headaches. Then after, the noise from renters/owners from all those units. This area has always been a quiet area, sure we have the noisy pickups but every neighborhood has them.

Disruption of services is a foregone conclusion, all of our services run down the west side of Norwich Ave. I know several people that work from home and rely on phone/internet lines, along with everything else.

I'm sure that I have forgotten so things, but my one question is, didn't they even think about the building. rules for our area, more likely they don't care. Why not build somewhere that has the room and causes less havoc, but we know the answer to that, close to shopping, schools, 401 and the hospital. We bought our house knowing that this area across (east side of Norwich Ave) would probably be developed but were assured that our side of the street wouldn't change overmuch.

I hope that you take my concerns to heart and not to listen to the city's pocketbook or the greed of absentee landowners.

Thank you

Mrs. D. Hough

COUNTY OF OXFORD

BY-LAW NO. **6711-2025**

**BEING** a By-Law to adopt Amendment Number 331 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 331 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 331 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 26<sup>h</sup> day of February, 2025

READ a third time and finally passed this 26<sup>th</sup> day of February, 2025.

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

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LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 331  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes  
Amendment Number 331 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-3”- City of Woodstock Residential Density Plan, to redesignate the subject lands from Low Density Residential to High Density Residential to facilitate the development of a 32 unit stacked townhouse dwelling and establish site specific height limitations.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 48, Part Lots 2 and 3, in the City of Woodstock. The lands are located on the west side of Norwich Avenue between Parkinson Road and Salter Avenue and are municipally known as 394, 398/400, 408 and 412 Norwich Avenue.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 32 unit stacked townhouse dwelling on the subject lands. Specifically, the amendment proposes to amend Schedule W-3 to redesignate the subject lands from Low Density Residential to High 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 high density residential development as the lands are located on Norwich Avenue, are adjacent to a regional shopping area, and are in close proximity to a City-owned park. 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 high density residential development.

The subject lands comprise approximately 3,996 m<sup>2</sup> (42,691 ft<sup>2</sup>) and the applicant is proposing a maximum of 32 dwelling units, which constitutes a residential density of approximately 81 units/ha (32.7 units/ac), which is at the lower end of the permitted density range for the high density residential designation. 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 “High Density Residential”.

4.2 That Section 7.2.6.2. – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.2.6.2 – ‘Specific Development Policies’:

7.2.6.2.9 394, 398/400, 408 and 412 Norwich Avenue, being Part Lots 2 and 3, Plan 48, in the City of Woodstock.

The additional High Density Residential District policies applying to this site shall limit permitted building height to a maximum of 4 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.

SCHEDULE "A"

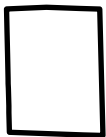
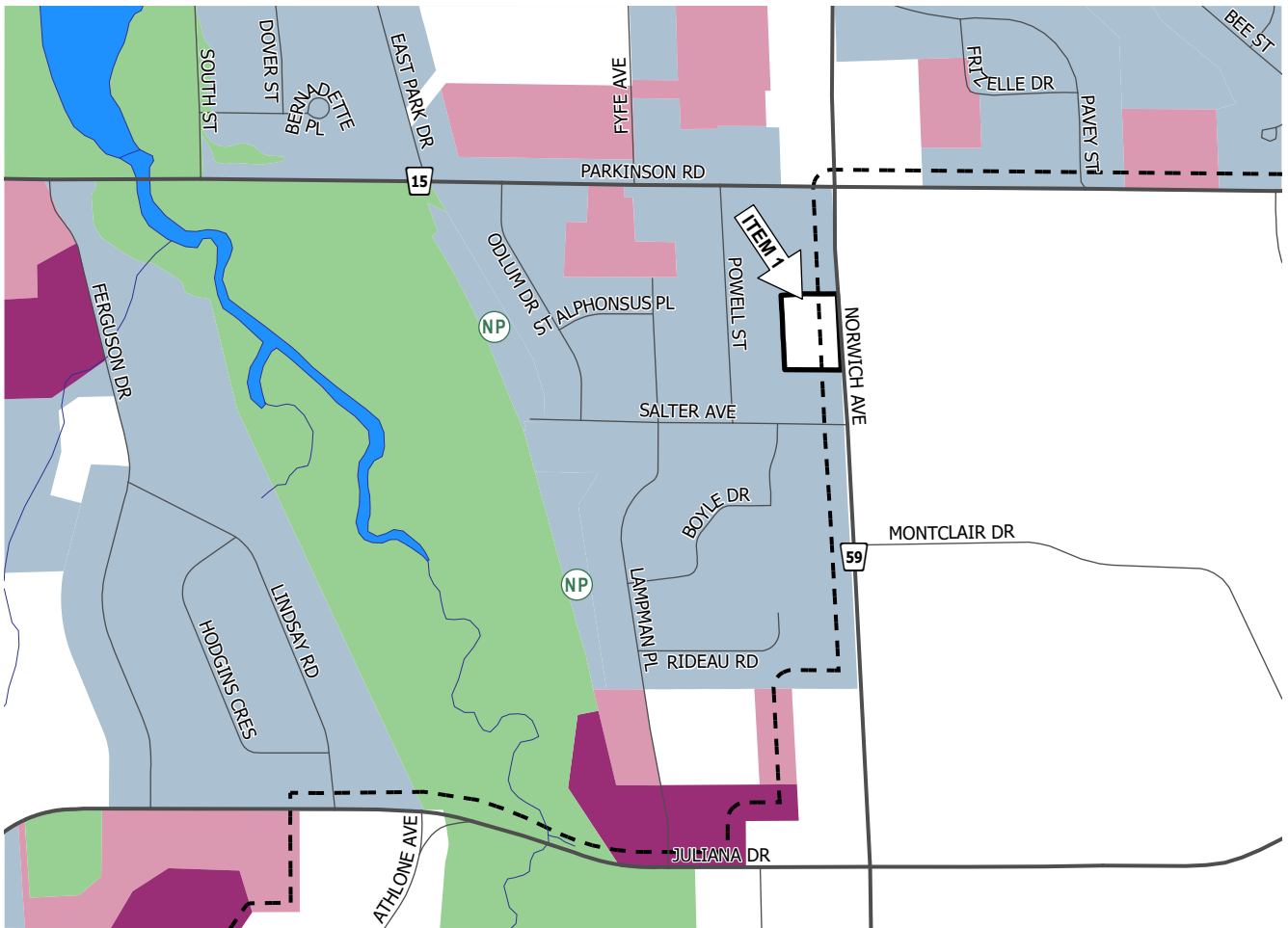
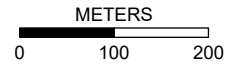
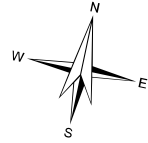
AMENDMENT No. 331

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 HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

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