

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"

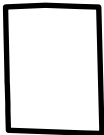
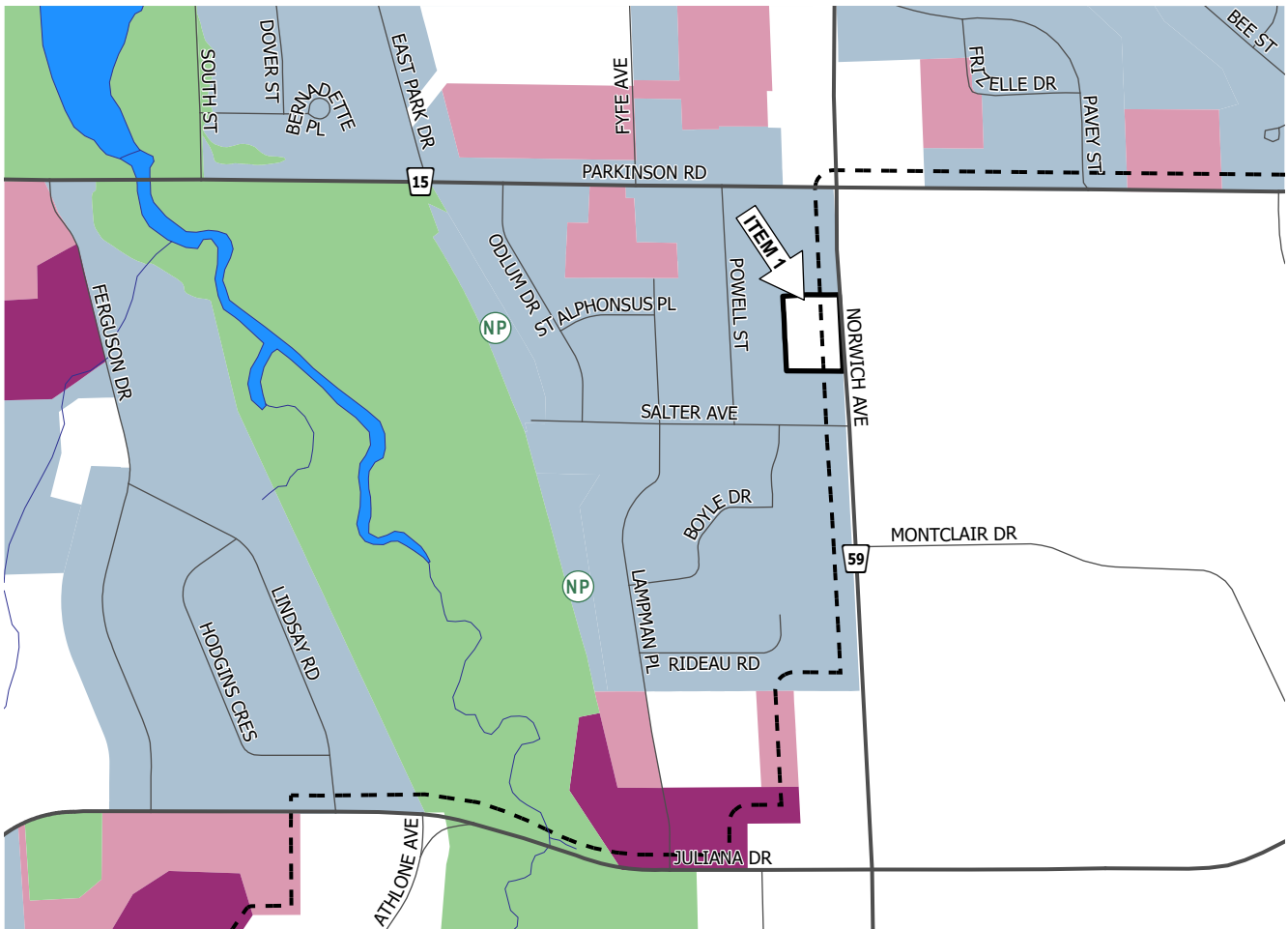
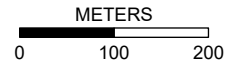
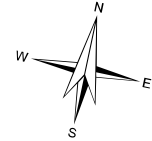
AMENDMENT No. 331

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
-  NEIGHBOURHOOD PARK
-  COMMUNITY PLANNING DISTRICT



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