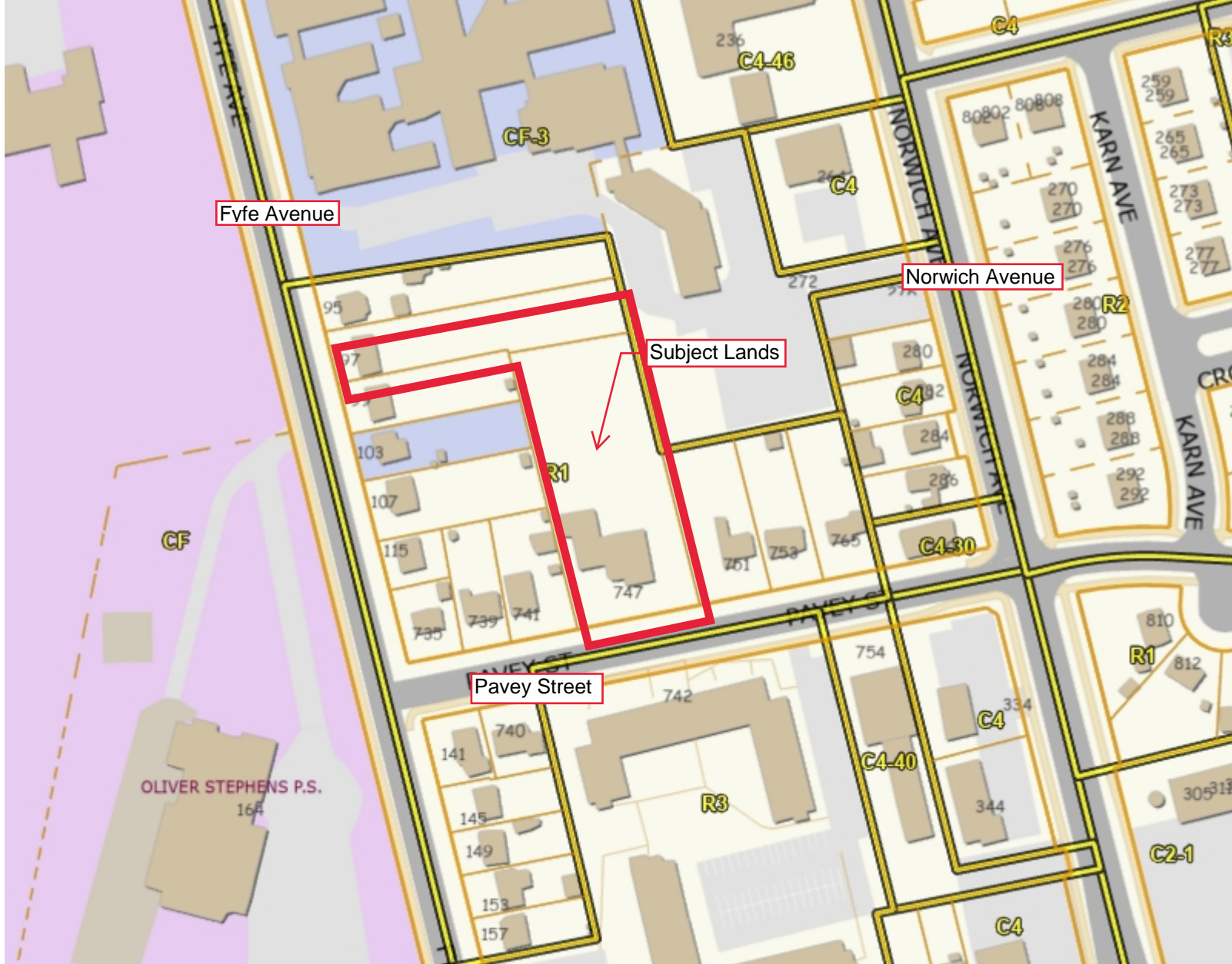




Plate 1: Existing Zoning and Location Map
File Nos. OP 24-12-8 & ZN 8-24-22
Part of Park Lots 2 and 3, Plan 187 - 747 Pavey Street Inc., City of Woodstock



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

October 11, 2024



Legend

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

January 8, 2025

Plate 3: Applicant's Sketch

File Nos. OP 24-12-8 & ZN 8-24-22

Part of Park Lots 2 and 3, Plan 187 - 747 Pavey Street Inc., City of Woodstock

SITE PLAN FILE NO.
-



GENERAL NOTES:

1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
2. Do not scale the drawings.
3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

00	Issued for ZBA & OPA	08.13.2024
NO.	REVISIONS	DATE

R. RITZ
ARCHITECT INC.
322 ONTARIO STREET
STRAFFORD - ONTARIO
NO. 518 (519) 271-4503



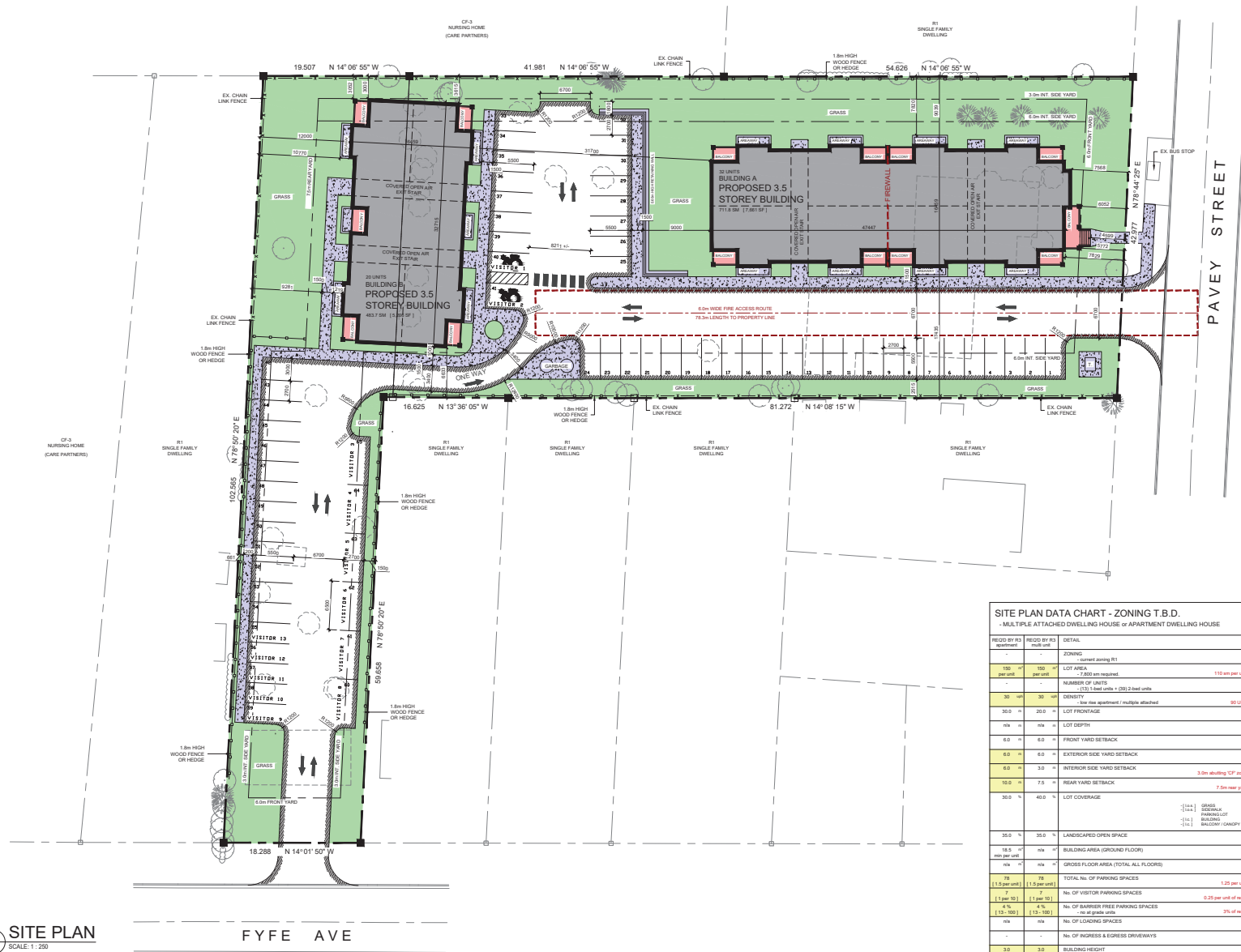
PROJECT
PAVEY STREET DEVELOPMENT

747 PAVEY STREET
WOODSTOCK, ONTARIO

TITLE
SITE PLAN

DRAWN BY
D. WETTLAUFER
DATE:
JULY 15, 2024
SCALE
1 : 250
FILE NO.
22P243.dwg
PROJECT NO.
22-P243

SP1



SITE PLAN DATA CHART - ZONING T.B.D.
MULTIPLE ATTACHED DWELLING HOUSE or APARTMENT DWELLING HOUSE

REQD BY R1	REQD BY PD	DETAIL	PROPOSED
-	-	ZONING	R1 - sp
150	150	LOT AREA	6,075.02 m ²
-	-	PERCENT COVERED	1.10 %
30.0	30.0	LOT FRONTAGE	42.98 m
6.0	6.0	FRONT YARD SETBACK	7.20 m
6.0	6.0	EXTERIOR SIDE YARD SETBACK	6.00 m
6.0	6.0	INTERIOR SIDE YARD SETBACK	3.00 m
10.0	7.5	REAR YARD SETBACK	7.50 m
30.0	40.0	LOT COVERAGE	21.15 %
35.0	35.0	LANDSCAPED OPEN SPACE	41.74 %
18.5	18.5	BUILDING AREA (GROUND FLOOR)	1,195.00 m ²
11.0	11.0	GROSS FLOOR AREA (TOTAL ALL FLOORS)	4,782.00 m ²
78	78	TOTAL NO. OF PARKING SPACES	65
7	7	NO. OF VISITOR PARKING SPACES	13
1 (13-100)	1 (13-100)	NO. OF BARRIER FREE PARKING SPACES	2
1	1	NO. OF LOADING SPACES	0
3.0	3.0	BUILDING HEIGHT	max 12.0m to average grade
1	1	NO. OF STOREYS	3.5

1 SITE PLAN
SCALE: 1:250

FYFE AVE

COUNTY OF OXFORD

BY-LAW NO. **6710-2025**

BEING a By-Law to adopt Amendment Number 332 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 332 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 332 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^h day of February, 2025

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

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 332
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes
Amendment Number 332 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 Medium Density Residential with special policies to facilitate the development of a 52 unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock. The lands are located on the north side of Pavey Street and east side of Fyfe Avenue and are municipally known as 747 Pavey Street and 97 Fyfe Avenue.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 52 unit apartment development on the subject lands. Specifically, the amendment proposes to amend Schedule W-3 to redesignate the subject lands from Low Density Residential to Medium Density Residential, with special policies to allow for the development of up to 52 apartment dwelling units, which would result in net residential density in excess of the maximum of 70 units per hectare (30 units per ac) permitted in the Medium Density Residential designation.

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 are in close proximity to two arterial roads, are a short distance to a regional shopping area, and are in close proximity to City-owned Parks and two public schools. The proposed increase in the 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 comprise approximately 6,075 m² (65,390.76 ft²) and the applicant is proposing a maximum of 52 dwelling units, which constitutes a residential density of approximately 85.6 units/ha (34.6 units/ac), which exceeds the permitted density range for the medium 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 “Medium Density Residential”.

4.2 Section 7.2.5.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.2.5.2 – ‘Specific Development Policies’:

7.2.5.2.5 747 Pavey Street and 97 Fyfe Avenue, being Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock.

Notwithstanding the maximum *net residential density* policies of the Medium Density Residential designation, as contained in Section 7.2.5 of this Plan, the Medium Density Residential policies applying to this site shall permit the development of up to 52 dwelling units.

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"

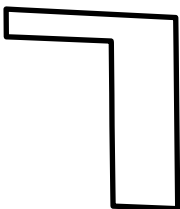
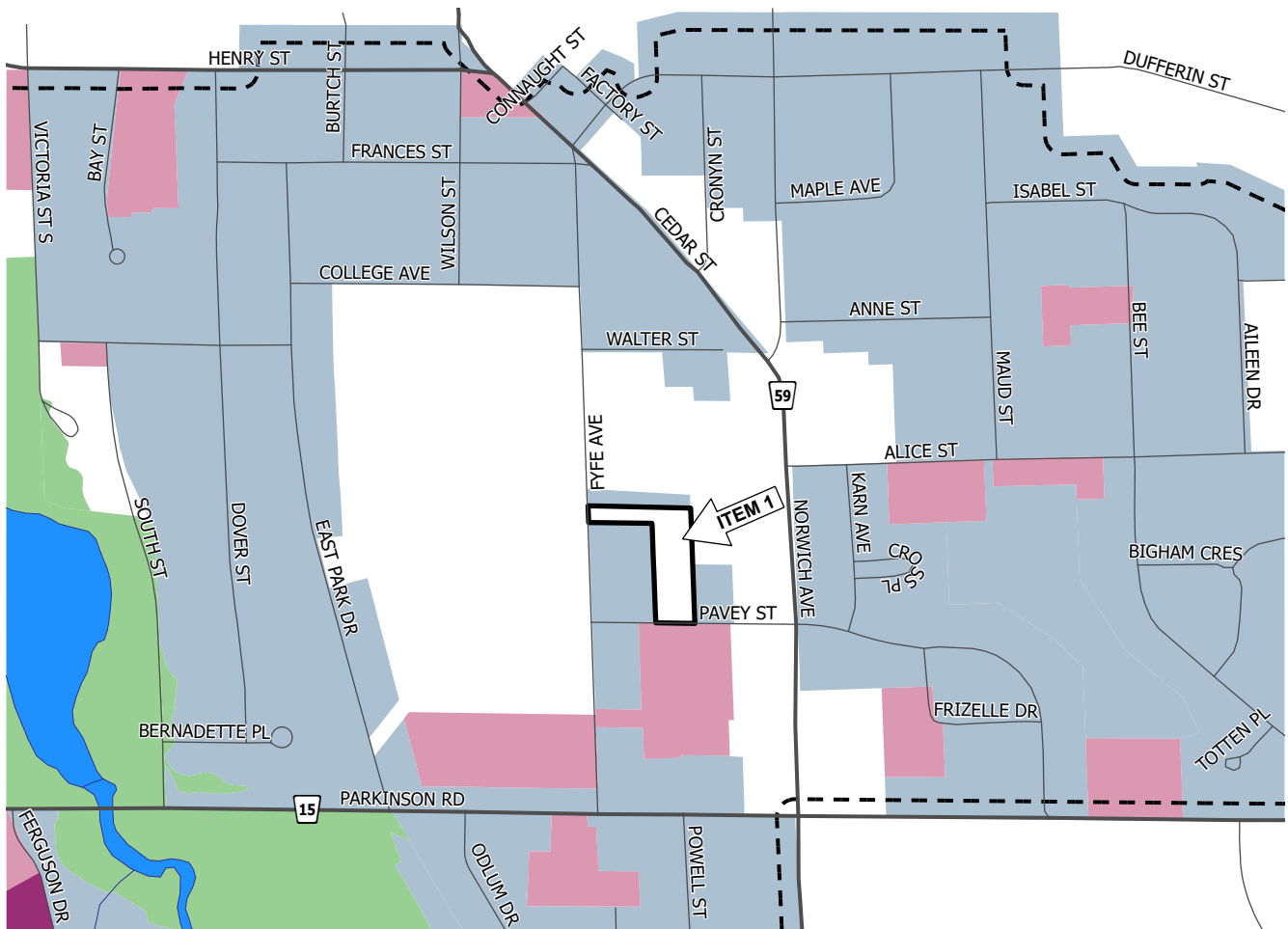
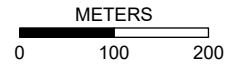
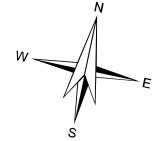
AMENDMENT No. 332

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
-  COMMUNITY PLANNING DISTRICT

