

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 m<sup>2</sup> (65,390.76 ft<sup>2</sup>) 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"

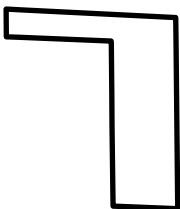
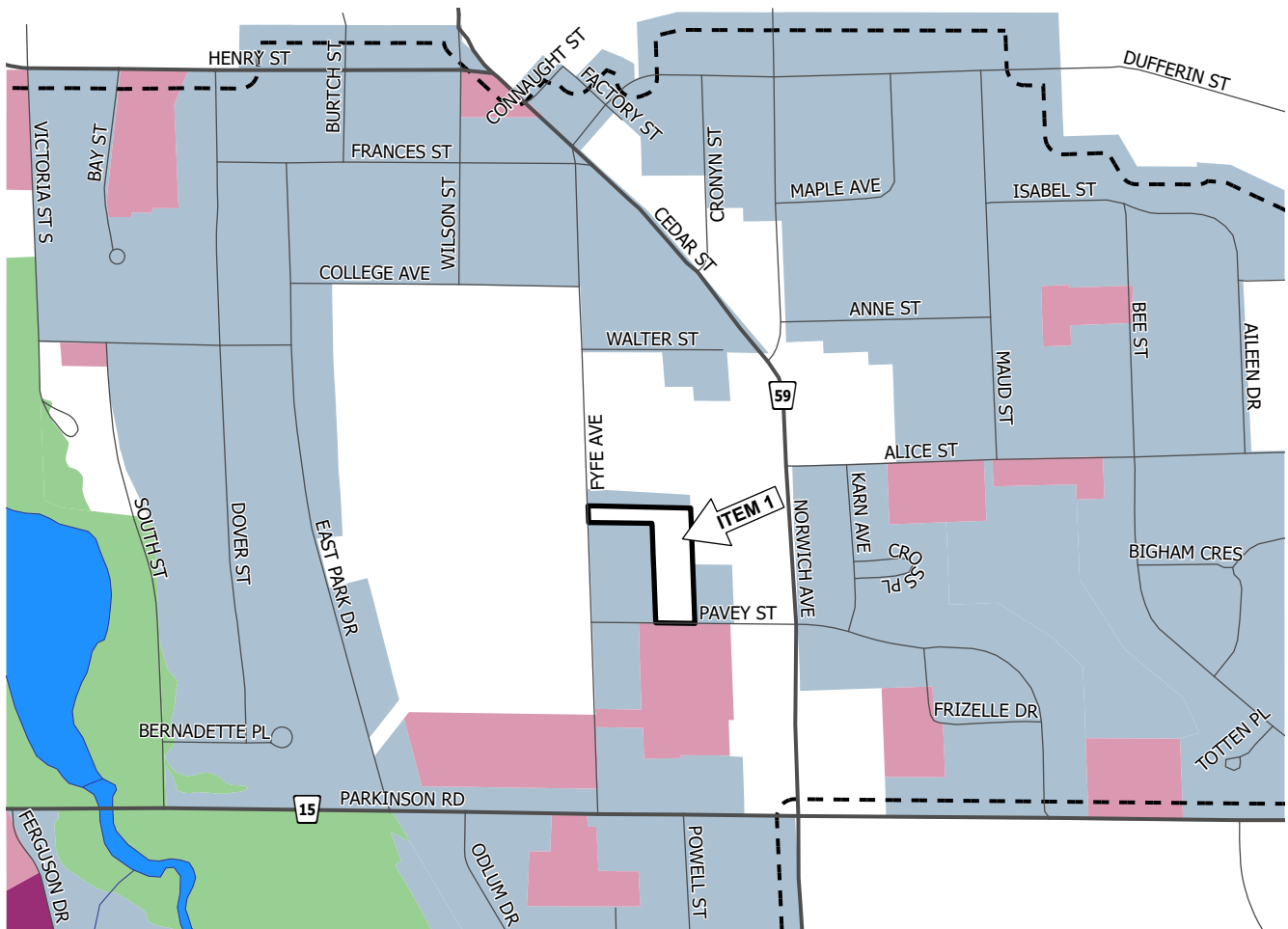
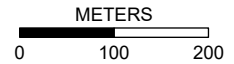
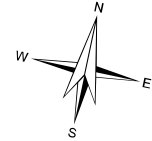
AMENDMENT No. 332

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

