

COUNTY OF OXFORD

BY-LAW NO. **6718-2025**

BEING a By-Law to adopt Amendment Number 333 to the County of Oxford Official Plan.

WHEREAS, 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 provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 333 to the County of Oxford Official Plan, being the attached explanatory text and schedules, 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 26th day of March, 2025.

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

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 333
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute
Amendment Number 333 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 ‘Community Facility’ to ‘Residential’, ‘Low Density Residential’, ‘Medium Density Residential’, ‘High Density Residential’ and ‘Open Space’ to facilitate the development of a residential plan of subdivision.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 12 (East Zorra), Part of Lot 1, Plan 58, known municipally as 401 Lakeview Drive, Woodstock. The lands are located at the northeast corner of the intersection of Lakeview Drive and Vansittart Avenue (Oxford Road 59).

3.0 BASIS FOR THE AMENDMENT

The purpose of the proposed Official Plan Amendment is to redesignate the subject lands to low, medium and high density residential, and open space to facilitate a mix of low, medium and high density residential development, as well as one parkland block, and a storm water management pond. A site-specific policy is also proposed that would permit a maximum residential density of 75 units per hectare, above the current 70 units/hectare maximum for the medium density townhouse blocks, and a maximum residential density of 151 units/ hectare, where 150 units/ hectare is the maximum for the proposed high density residential block.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal will contribute towards providing housing options required for current and future residents, is an appropriate form of residential intensification and redevelopment of an underutilized institutional site in a serviced settlement area and is considered to be an efficient use of lands, available municipal services and infrastructure.

The proposed re-designation from Community Facility to Residential can be considered appropriate as the lands are considered suitable for residential uses and the re-designation will facilitate the development of a variety of dwelling types and housing options to accommodate growth in the City of Woodstock.

Council is also of the opinion that the subject lands are suitable for Medium and High Density residential uses as the site will have access to an arterial road, the higher density uses are proposed for vacant or under utilized sites, the site is close to neighbourhood conveniences and recreational and open space facilities. The high and medium density blocks are buffered from existing low density residential development by a low-density residential block consisting of semi-detached dwellings and through the location of park and stormwater management blocks. Access to the site and traffic movements on surrounding road networks have been demonstrated to be acceptable through a peer reviewed traffic impact study. The off-street parking provided to accommodate the medium and high density blocks is considered appropriate and consistent with the parking provided for other recent medium and high density developments in the City of Woodstock.

The open space blocks will reflect areas used for public parkland and areas required for storm water management purposes.

Council is also satisfied that adequate local services exist to serve the development, and the design and construction of appropriate extensions to water distribution, sanitary and storm services have been included as conditions of approval in the related draft plan of subdivision.

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 “Community Facility” to “Residential”.
- 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 ‘Community Facility’ to ‘Open Space’.
- 4.3 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Low Density Residential” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.4 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Medium Density Residential” designation to those lands identified as “ITEM 2” on Schedule “A” attached hereto.
- 4.5 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “High Density Residential” designation to those lands identified as “ITEM 3” on Schedule “A” attached hereto.
- 4.6 That Schedule “W-3”- City of Woodstock Residential Density Plan, is hereby amended by adding the “Open Space” designation to those lands identified as “ITEM 4” 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 “Open Space” designation to those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.8 Section 7.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.5.2 – ‘Specific Development Policies’:

‘7.2.5.2.6 Part Lot 5 Concession 12 (East Zorra), Part Lot 1, Plan 58
Northeast Corner of Vansittart Avenue and Lakeview Drive

On those lands located on Part Lot 5, Concession 12 (East Zorra), Part Lot 1, Plan 58 (Northeast Corner of Vansittart Avenue and Lakeview Drive), Medium Density Residential lands may be developed with a maximum net residential density of 75 units per hectare (31 units per acre).’

- 4.9 'Section 7.2.6 – *High Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.6.2 – 'Specific Development Policies':

7.2.6.2.10 Part Lot 5 Concession 12 (East Zorra), Part Lot 1, Plan 58
Northeast Corner of Vansittart Avenue and Lakeview Drive

On those lands located on Part Lot 5, Concession 12 (East Zorra), Part Lot 1, Plan 58 (Northeast Corner of Vansittart Avenue and Lakeview Drive), High Density Residential lands may be developed with a maximum net residential density of 151 units per hectare (61 units per acre).'

5.0 IMPLEMENTATION

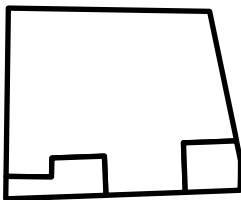
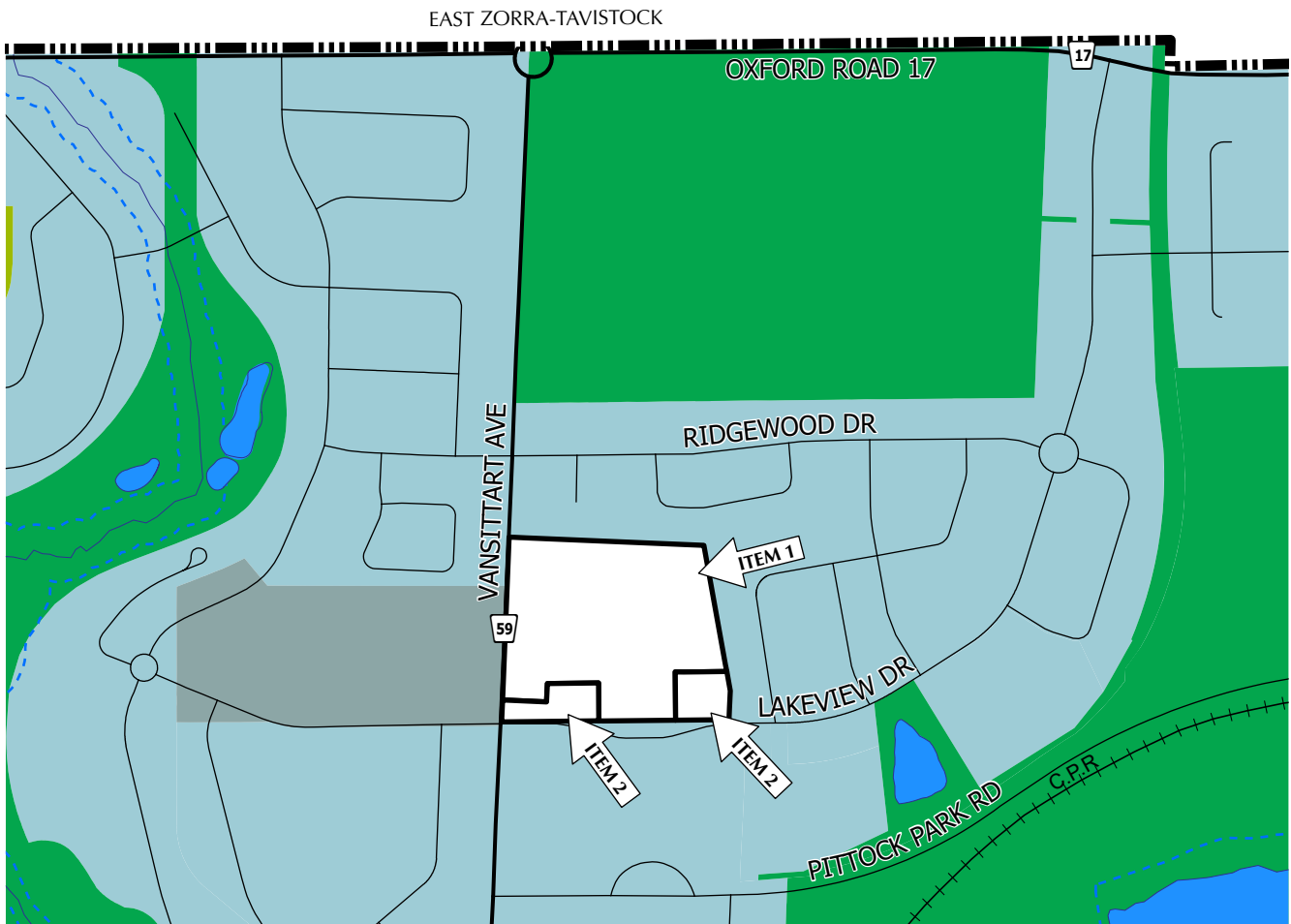
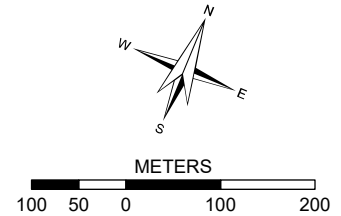
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 333
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN

SCHEDULE "W-1"
CITY OF WOODSTOCK
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM COMMUNITY FACILITY TO RESIDENTIAL

ITEM 2 - CHANGE FROM COMMUNITY FACILITY TO OPEN SPACE

**LAND USE PLAN
LEGEND**

	RESIDENTIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE

SCHEDULE "A"

AMENDMENT No. 333

TO THE

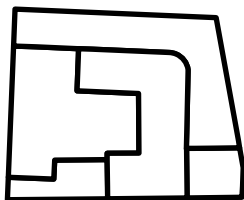
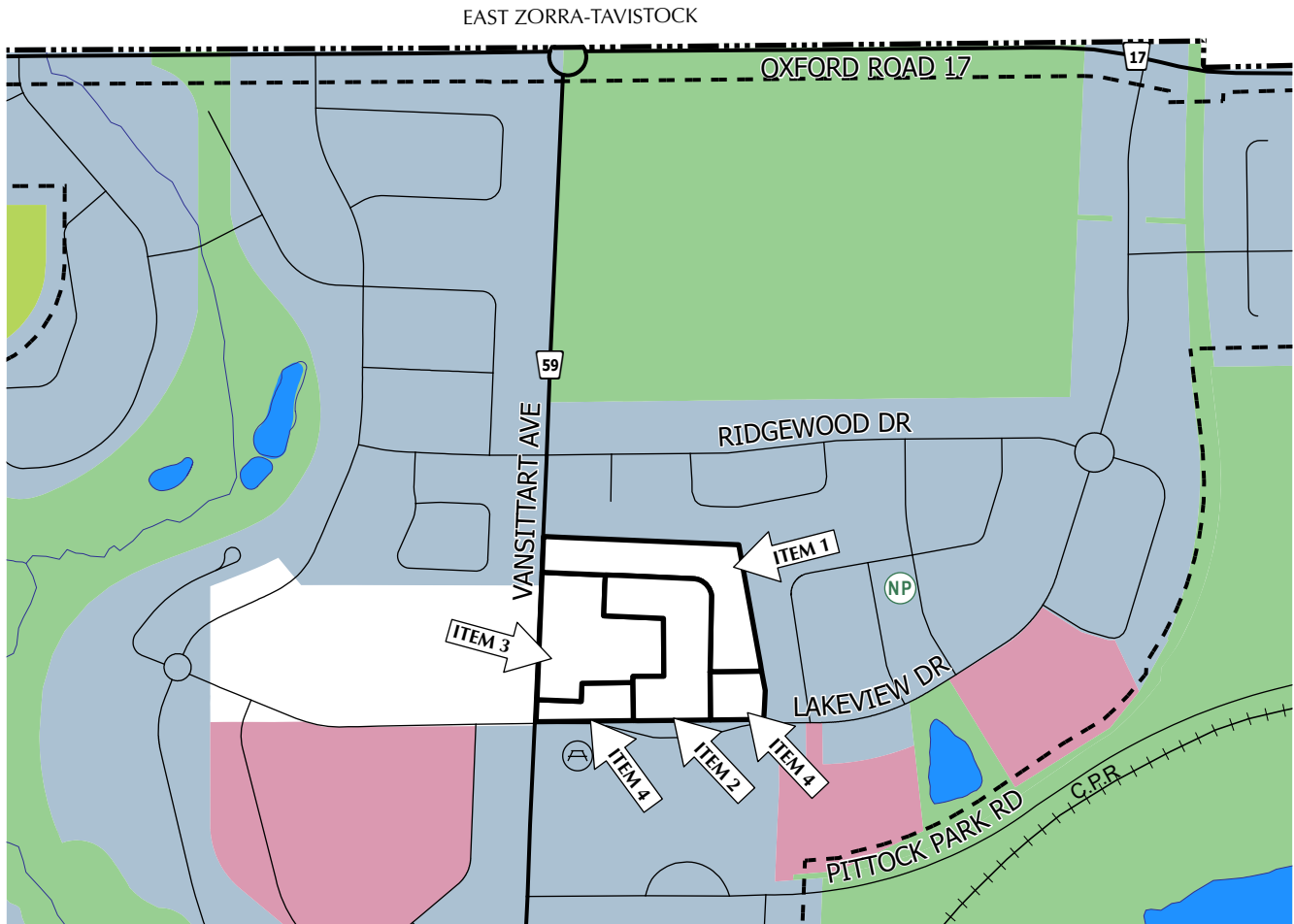
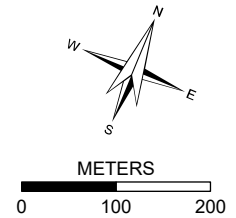
COUNTY OF OXFORD

OFFICIAL PLAN

SCHEDULE "W-3"

CITY OF WOODSTOCK

RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO HIGH DENSITY RESIDENTIAL
- ITEM 4 - ADD TO OPEN SPACE

**RESIDENTIAL DENSITY PLAN
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- A PROPOSED PARK
- NP NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT

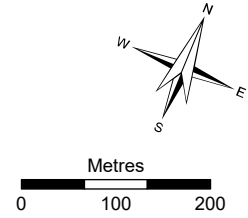
SCHEDULE "A"
AMENDMENT No. 333

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-4"

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



EAST ZORRA-TAVISTOCK



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO OPEN SPACE

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- A PROPOSED PARK
- NP NEIGHBOURHOOD PARK