

AMENDMENT NUMBER 340
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 340 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a special policy to the Business Park designation to facilitate the establishment of a recreational building for indoor sports with a maximum gross floor area of 945 m² (10,171.9 ft²).

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Block 1, Plan 41M-311, in the City of Woodstock. The lands are located on the north-west corner of Woodall Way and Sprucedale Road and are municipally known as 427 Woodall Way.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of an indoor recreational facility use with a maximum gross floor area of 945 m² (10,171.9 ft²) within a portion of an existing building. The subject lands currently contain a warehouse building with a gross floor area of 2,787 m² (29,999 ft²). The official plan amendment proposes to add a special policy to the Business Park designation to facilitate the establishment of the proposed recreational use.

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 is considered to be an efficient use of lands, available municipal services and infrastructure.

The subject lands comprise an approximate area of 12,362 m² (134,139.8 ft²) and contain a recently constructed warehouse building. The application proposes to permit an indoor recreational use within a portion of the existing building. The indoor recreational use would consist of indoor playgrounds, table tennis, etc. as proposed uses. The maximum permitted gross floor area for the indoor recreational use is intended to reflect the ability of the site to provide adequate parking for the proposed uses and to ensure that the site remains primarily used for Business Park uses.

The subject lands are included within the South-East Woodstock Secondary Plan area which permits limited minor institutional uses such as municipal parks and recreational facilities, excluding sensitive land uses, within the Business Park designation. Planning staff consider the indoor recreational use to be similar in nature to the municipal recreational uses permitted by the current Official Plan designation and more compatible with abutting community facilities and residential uses than other business park development. The proposal is an appropriate use within a large free-standing structure that is typical of development within the Business Park designation. The indoor recreational use is considered compatible with surrounding business park uses and, in the event the use ceases, the space can be easily reverted to and/or re-used for other uses permitted in the Business Park designation.

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 Section 7.3.5.3 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 7.3.5.3 – ‘Specific Development Policies’:

7.3.5.3.9 Block 1, Plan 41M-311 – 427 Woodall Way

Notwithstanding the permitted use policies of the Business Park designation, as contained in Section 7.3.5 & 7.3.5.3.7 of this Plan, a portion of an existing building to a maximum gross floor area of 945 m² (10,171.9 ft²), may be used for an indoor recreational facility.

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.