

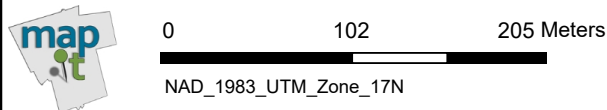


Approximate Area to be
 Rezoned and Redesignated

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



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



Approximate Area to be
Rezoned and Redesignated

Legend

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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January 5, 2026

Plate 3: Site Context Plan

File No: OP 25-12-8 - City of Woodstock

Part Lots 21-23 & 27, Plan 1600 - 760 Juliana Dr., Woodstock



Site Context Plan
Source: GSP Group (2025)

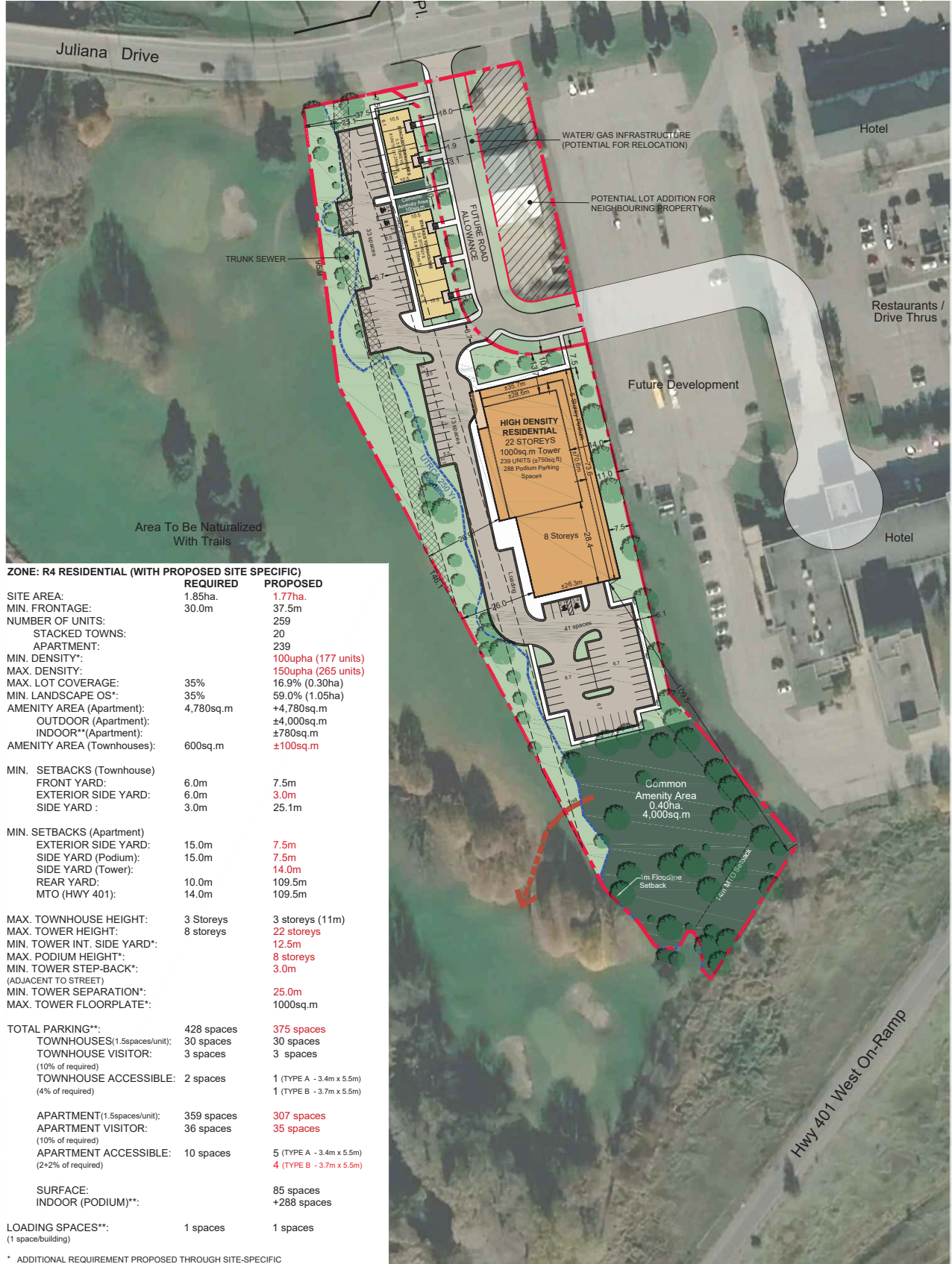
Figure
2

Planning Justification Report | 760 Juliana Drive, Woodstock
GSP Group | August 2025

Plate 4: Development Plan

File No: OP 25-12-8 - City of Woodstock

Part Lots 21-23 & 27, Plan 1600 - 760 Juliana Dr., Woodstock



ZONE: R4 RESIDENTIAL (WITH PROPOSED SITE SPECIFIC)		
	REQUIRED	PROPOSED
SITE AREA:	1.85ha.	1.77ha.
MIN. FRONTAGE:	30.0m	37.5m
NUMBER OF UNITS:		259
STACKED TOWNSES:		20
APARTMENT:		239
MIN. DENSITY**:		100upha (177 units)
MAX. DENSITY:		150upha (265 units)
MAX. LOT COVERAGE:	35%	16.9% (0.30ha)
MIN. LANDSCAPE OS*:	35%	59.0% (1.05ha)
AMENITY AREA (Apartment):	4,780sq.m	+4,780sq.m
OUTDOOR (Apartment):		±4,000sq.m
INDOOR** (Apartment):		±780sq.m
AMENITY AREA (Townhouses):	600sq.m	±100sq.m
MIN. SETBACKS (Townhouse)		
FRONT YARD:	6.0m	7.5m
EXTERIOR SIDE YARD:	6.0m	3.0m
SIDE YARD :	3.0m	25.1m
MIN. SETBACKS (Apartment)		
EXTERIOR SIDE YARD:	15.0m	7.5m
SIDE YARD (Podium):	15.0m	7.5m
SIDE YARD (Tower):		14.0m
REAR YARD:	10.0m	109.5m
MTO (HWY 401):	14.0m	109.5m
MAX. TOWNHOUSE HEIGHT:	3 Storeys	3 storeys (11m)
MAX. TOWER HEIGHT:	8 storeys	22 storeys
MIN. TOWER INT. SIDE YARD*:		12.5m
MAX. PODIUM HEIGHT*:		8 storeys
MIN. TOWER STEP-BACK*:		3.0m
(ADJACENT TO STREET)		
MIN. TOWER SEPARATION*:		25.0m
MAX. TOWER FLOORPLATE*:		1000sq.m
TOTAL PARKING**:	428 spaces	375 spaces
TOWNHOUSES(1.5spaces/unit):	30 spaces	30 spaces
TOWNHOUSE VISITOR:	3 spaces	3 spaces
(10% of required)		
TOWNHOUSE ACCESSIBLE:	2 spaces	1 (TYPE A - 3.4m x 5.5m)
(4% of required)		1 (TYPE B - 3.7m x 5.5m)
APARTMENT(1.5spaces/unit):	359 spaces	307 spaces
APARTMENT VISITOR:	36 spaces	35 spaces
(10% of required)		
APARTMENT ACCESSIBLE:	10 spaces	5 (TYPE A - 3.4m x 5.5m)
(2+2% of required)		4 (TYPE B - 3.7m x 5.5m)
SURFACE:		85 spaces
INDOOR (PODIUM)**:		+288 spaces
LOADING SPACES**:	1 spaces	1 spaces
(1 space/building)		

* ADDITIONAL REQUIREMENT PROPOSED THROUGH SITE-SPECIFIC
 ** TO BE DETERMINED THROUGH FUTURE DETAILED BUILDING DESIGN



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals. Stormwater Management Pond may be required and subject to detailed design.

Scale 1:1,250 | April 29, 2025 | Project No.: 20164 | Drawn By: SL

DEVELOPMENT CONCEPT
 760 Juliana Drive, Woodstock



COUNTY OF OXFORD

BY-LAW NO. **6806-2026**

BEING a By-Law to adopt Amendment Number 350 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 350 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 350 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 11th day of March, 2026.

READ a third time and finally passed this 11th day of March, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 350
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes
Amendment Number 350 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, “W-3” – City of Woodstock Residential Density Plan and “W-4”- City of Woodstock Leisure Resources and Schools Plan, to redesignate the subject lands from Open Space to High Density Residential to facilitate the development of the subject lands for High Density residential uses and neighbourhood serving commercial uses, including a daycare and a limited number of other commercial uses.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 21-23 & 27, Plan 1600, in the City of Woodstock. The lands are located on the south side of Juliana Drive between Athlone Avenue and Bruin Boulevard and are municipally known as 760 Juliana Drive.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a high-density residential development on the subject lands. Specifically, the amendment proposes to amend Schedule W-1 to redesignate the subject lands from Open Space to Residential, Schedule W-3 to redesignate the subject lands from Open Space to High Density Residential, and Schedule W-4 to redesignate the subject lands from Open Space.

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 an arterial road, are adjacent to a regional shopping area, are adjacent to City-owned Parks, and will not impact lower density residential areas. The proposed residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan they pertain to high density residential development.

The proposal also includes neighbourhood serving uses including a daycare, an eating establishment within a portion of an apartment building, a convenience store not exceeding 140 m², a drug store, a laundry shop, and a personal service shop. Council is of the opinion that the lands are generally suitable for these uses, provided they are limited to a cumulative floor area not exceeding 930 m², the maximum area permitted by the Official Plan for neighbourhood serving commercial uses.

The subject lands comprise approximately 2.14 ha (5.3 ac) and the applicant is proposing to sell the property for future development. 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.

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 “Open Space” to “Residential”.

4.2 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 “Open Space” to “High Density Residential”.

4.3 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing the “Open Space” designation on those lands identified as “ITEM 1” on Schedule “A” attached hereto.

5.0 IMPLEMENTATION

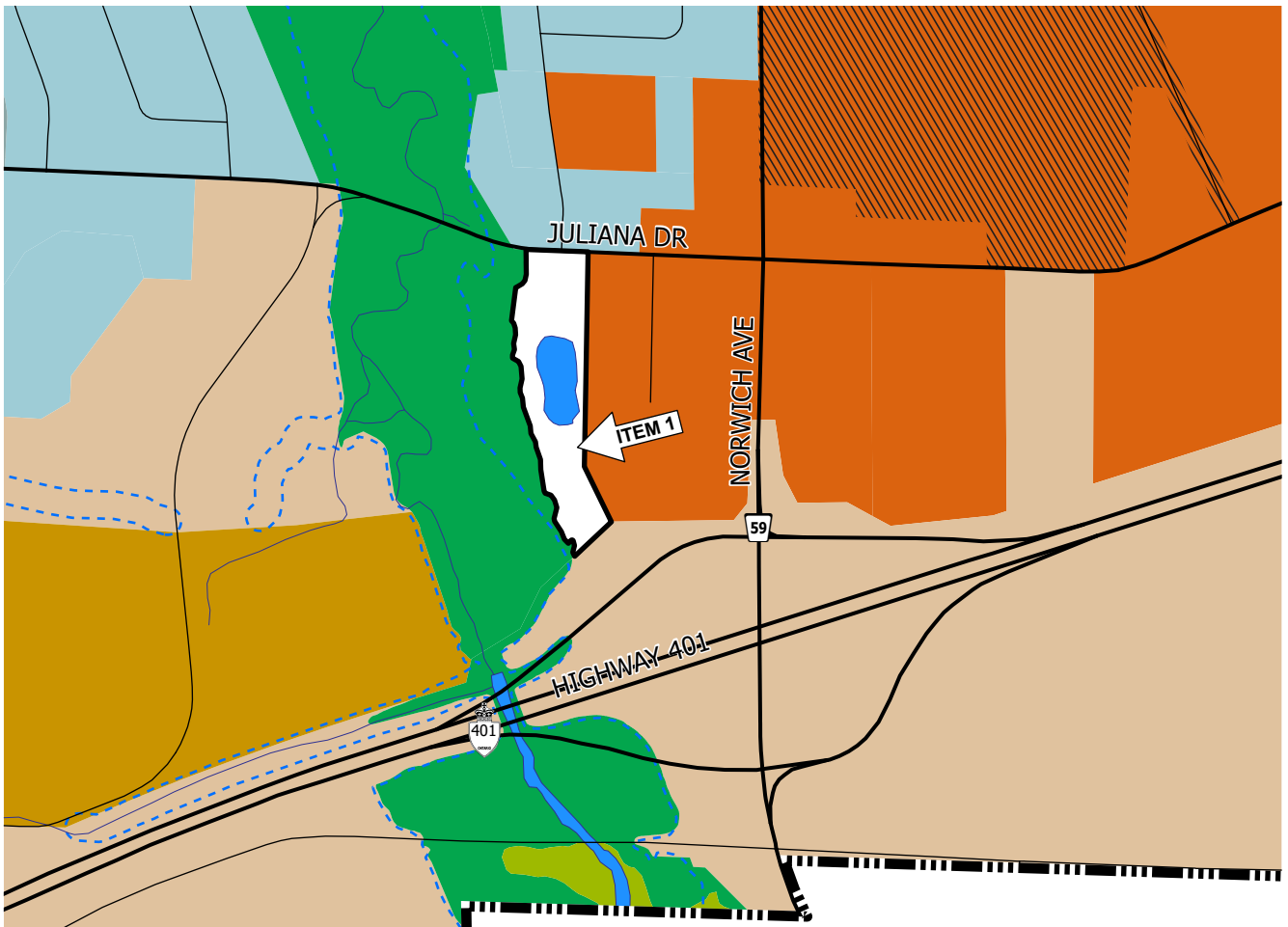
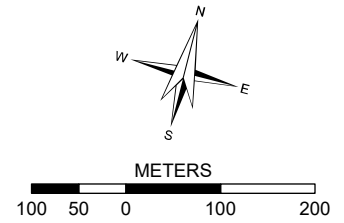
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 350
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN

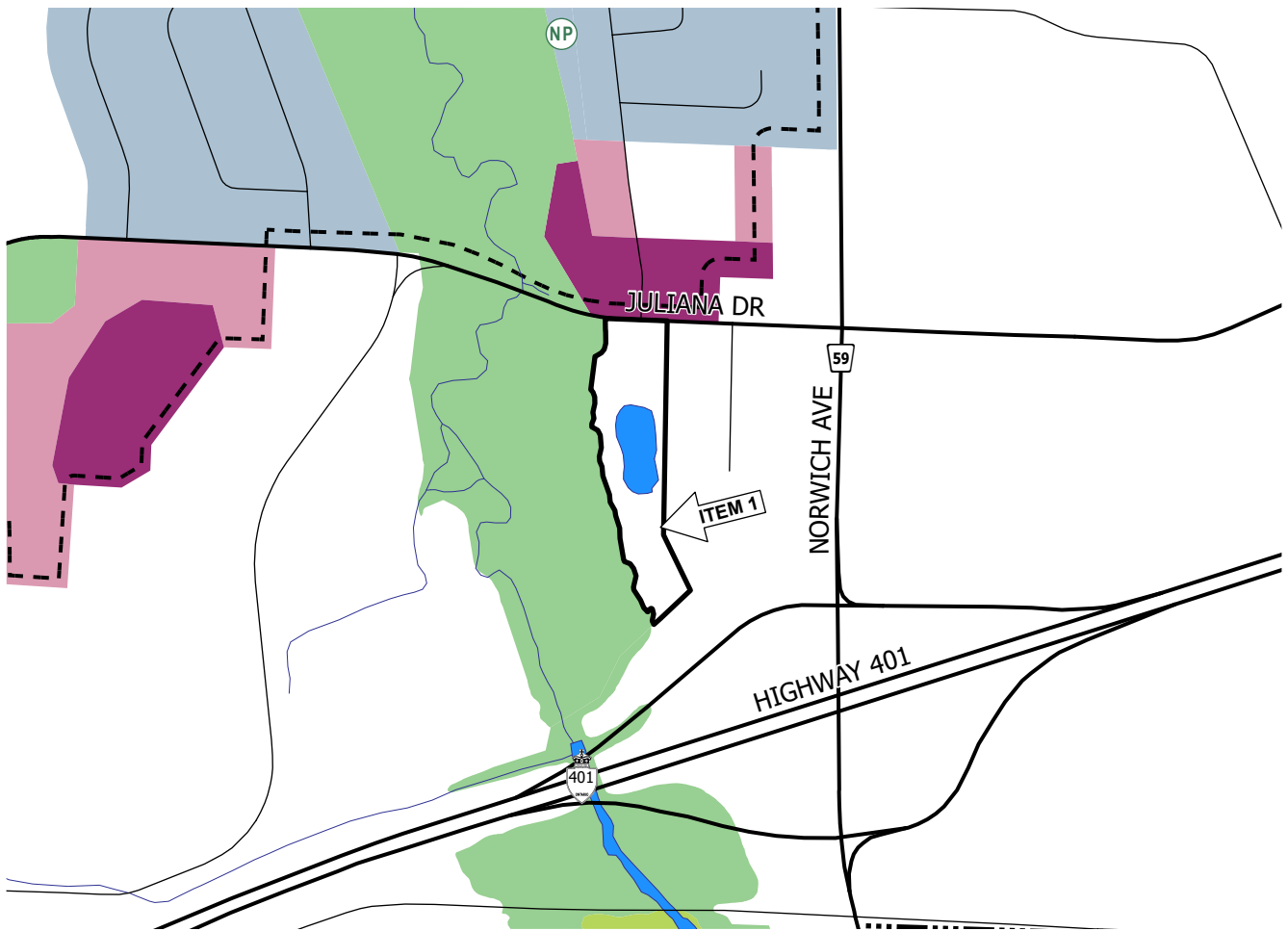
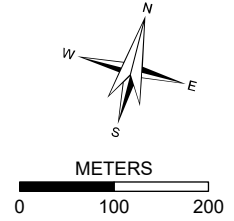
SCHEDULE "W-1"
CITY OF WOODSTOCK
LAND USE PLAN



- AREA OF THIS AMENDMENT
 ITEM 1 - CHANGE FROM OPEN SPACE TO RESIDENTIAL

- LAND USE PLAN LEGEND**
- RESIDENTIAL
 - REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)
 - BUSINESS PARK
 - TRADITIONAL INDUSTRIAL
 - COMMUNITY FACILITY
 - OPEN SPACE
 - ENVIRONMENTAL PROTECTION
 - FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 350
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "W-3"
**CITY OF WOODSTOCK
 RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
 LEGEND**

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

SCHEDULE "A"

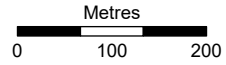
AMENDMENT No. 350

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-4"







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



- AREA OF THIS AMENDMENT

ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  ELEMENTARY SCHOOL
-  SECONDARY SCHOOL
-  COMMUNITY PARK
-  NEIGHBOURHOOD PARK