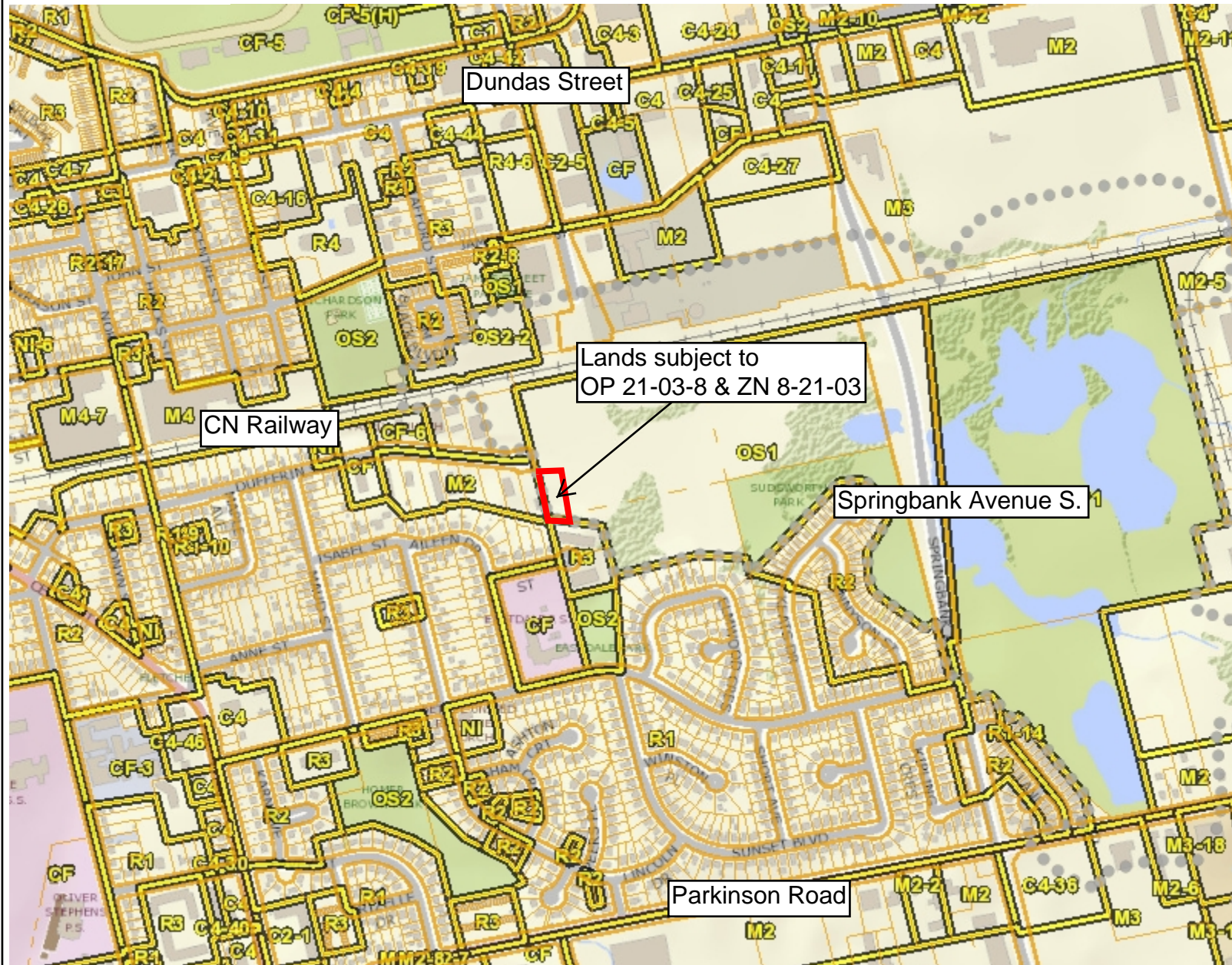


Plate 1: Existing Zoning & Location Map

OP 21-03-8 & ZN 8-21-03 - City of Woodstock - Part Lots 6 & 8, Plan 495, 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



0 242 484 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

March 18, 2021



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 61 121 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

June 9, 2021

SCHEDULE "A"

SUBJECT SITE



Plate 3: Applicant's Sketch
OP 21-03-8 & ZN 8-21-03 - City of Woodstock - Part Lots 6 & 8, Plan 495, Woodstock

From: jrcharron@execulink.com
To: [Amy Hartley](#)
Subject: Re: Rezoning of Brick Pond environmental protection land to industrial
Date: June-08-21 5:46:10 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Amy

It's from a public notice

Says pursuant to section 17(5) and 34(12) of planning Act. R.S.O 1990. as amended

Applications for official plan amendment & zone change in city of Woodstock

Files: OP 21-03-8 & ZN 8-21-03 (City of Woodstock)

Please let me know if this is what your needing

Thank You

Rose Charron

On 2021-06-08 15:56, Amy Hartley wrote:

|
Good Afternoon Rose,

Thank you for your letter. Could you please provide some type of reference, either a File Number from the notice, or owner of the property so that we can provide your letter to the appropriate parties.

Thank you.

Amy Hartley

Assistant Secretary-Treasurer, Land Division Committee
Community Planning | County of Oxford
21 Reeve Street, Woodstock, ON, N4S 7Y3

Direct: 519-539-0015 ext. 3204 | Fax: (519) 421-4712
ahartley@oxfordcounty.ca

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Think about our Environment. Print only if necessary

From: jrcharron@execulink.com <jrcharron@execulink.com>

Sent: June 8, 2021 3:50 PM

To: Planning <planning@oxfordcounty.ca>

Subject: Rezoning of Brick Pond environmental protection land to industrial

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Rose Charron

120 Keats Drive

Woodstock, Ontario

N4S 8B8

jrcharron@execulink.com

Hi

I am writing this letter to inform you that I'm against the land transfer. I have lived on Keats Drive for 30 years. I love the wetland and the work that's been done the past couple of years. I'm surprised to see so many changes in the wild life already. I think it awesome that Woodstock has one of the largest urban wetland that is protected. I feel if this land transfer goes through to industrial zone it will change our wetland. The business that's wanting to purchase the land could add additional tall bright lights that shine over the wetland making it unnatural for the wild life. In the future a company could build a factory causing loud disturbing noises scaring the wild life away. With the history of Brick Pond dating back to the 1800 and being one of the largest urban wetlands in all of Canada. Lets not change history. Please let the Wetland remain the way it is now.

Thank you for your time

Rose Charron

From: [joe mckinn](#)
To: [Planning](#)
Subject: [SPAM] Fw: Proposed Admendment to Official Plan
Date: June-08-21 7:30:34 PM
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

From: "joe mckinn" <jemk9998@yahoo.com>
To: "planning@ixfordcounty.ca" <planning@ixfordcounty.ca>
Sent: Tue., 8 Jun. 2021 at 7:21 p.m.
Subject: Proposed Admendment to Official Plan
Re Files OP 21-03-8 & ZN 8-21-03

City of Woodstock

The following is a description of the subject lands.in Question

919 Alice St, Woodstock

Description:

2.01 acres

"This park" has two play structures, swings and a saucer swing in its playground. It also has a large open field for events and activities.

The intent of this Admendment Plus a Zone Change is to rezone Enviromentally protected land into Industrial M2 .

In a time when the world is working to fight climate change by implementing carbon tax as well as restricting the sale of protected lands for use as only recreational uses. Seasonaly .

Why would our city and county staff entertain the thought to a rezoning of Environmently Protected lands and a 2.01 acre park into restricted M2 industrial.

Environmently protected land is just that as it is designated.

And should under no circumstances be rezoned to anything other than what it is.

It is our duty to protect Evironmently Protected lands for the reasons of their designated intended purpose to be protected.

There are other M2 zoned lands available that can acommodate industrial uses of the intended purchaser.

Further it appears in the notice that it is a cut and Dried and done deal by the statement that the. Application reconizes the use of the lands to the benifit of

an adjacent land owner.

I certainly hope and want the lands described above to remain as they are presently designated, For the benefit of present and All future Woodstonians.

H.J. McKinnon

McKinnon & Aaron Inc

[Sent from Yahoo Mail on Android](#)

AMENDMENT NUMBER 258
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,
constitute Amendment Number 258 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Environmental Protection' to 'Traditional Industrial' to facilitate the use of the lands for open storage associated with a permitted use.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 6 & 8, Plan 495 in the City of Woodstock. The lands are located at the east end of Dufferin Street, south of the CN Railway.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands from 'Environmental Protection' to 'Traditional Industrial' to facilitate the use of the lands for open storage associated with a permitted use.

It is the opinion of Council that the proposed amendments are consistent with the relevant policies of the PPS as the proposed use promotes an efficient use of land, available municipal services and existing infrastructure.

The subject lands are located in an area that is designated Environmental Protection Area due to the proximity of the lands to the Brick Ponds Wetlands. To satisfy the requirements of the PPS and the Official Plan relating to the protection of natural features, an EIS is generally required. In this case, the UTRCA waived the requirement for an EIS as the subject lands only include a small portion of the larger parcel that is designated Environmental Protection, the lands do not contain any of the natural feature and the proposed open storage use is not anticipated to have a negative impact on the wetland. That being said, the UTRCA provided a list of requirements that include the installation of fencing along the new property lines, the prohibition of permanent structures on the site and clear details regarding the type of materials that can be stored on the property. These requirements have been captured this site specific amendment and will also be addressed through site specific zoning provisions that will apply to the subject lands. The establishment of site specific policies and zoning provisions will ensure the protection of the adjacent natural feature in the future.

Further to this, Council is satisfied that the subject lands can be redesignated to Traditional Industrial to permit open storage relating to the existing contractor's shop as the adjacent property to which these lands will be consolidated with, are zoned and designated for traditional industrial uses. Additionally, Council is of the opinion that the proposed applications will support a use that is compatible with the surrounding uses to the north and west as they are designated, zoned and used for similar industrial purposes.

The proposed redesignation is also considered appropriate for the subject lands as a historical use that has not had a negative impact on surrounding lands will be brought into conformity and restrictions can be incorporated into the approval to ensure that the use will not encroach into the environmentally protected area or impact the feature.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by changing to “Traditional Industrial” the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.2 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by removing the “Environmental Protection” land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.3 That Schedule “W-4” – City of Woodstock Leisure Resources & School Facilities Plan, is hereby amended by removing the “Environmental Protection” land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.4 That Section 7.3.6 – *Traditional Industrial Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.3.6.5 – *Specific Development Policies*:

“7.3.6.5.19 Part Lots 6 & 8, Plan 495 – Dufferin Street

Notwithstanding the policies for Traditional Industrial Areas established in Section 7.3.6, a 0.25 ha (0.63 ac) area located on the southeast end of Dufferin Street, in the City of Woodstock, may be permitted to be used for open storage associated with a permitted use identified in Section 7.3.6, subject to the following criteria:

- The open storage area may not include any permanent structures;
- The type of storage shall be restricted to construction related materials such as topsoil, gravel and concrete;
- The storage of controlled/deleterious substances, as well as the storage of salts/leachates that may potentially contaminate groundwater shall be prohibited.”

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

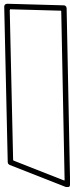
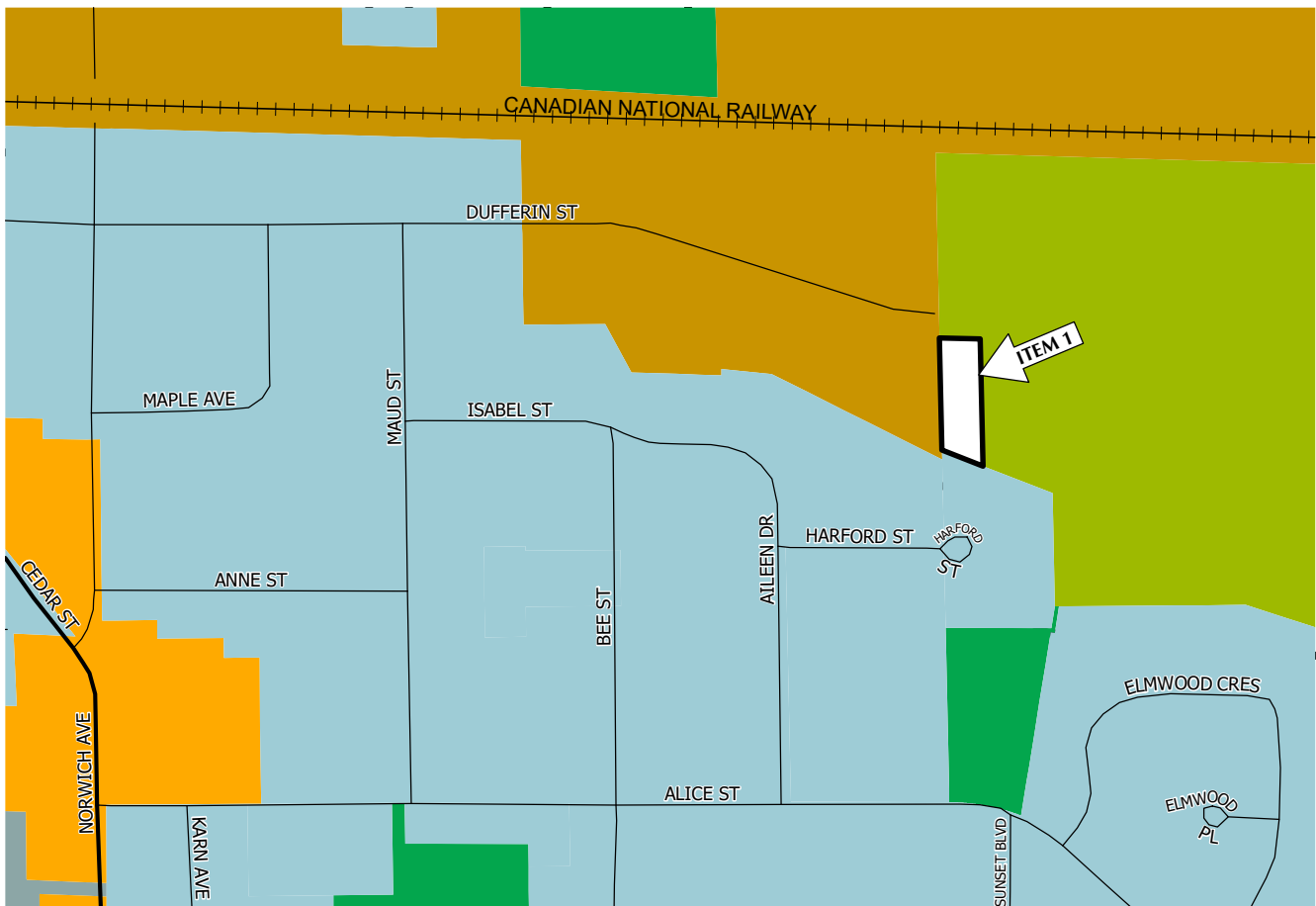
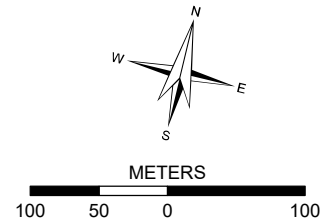
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 258

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

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



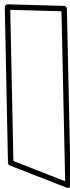
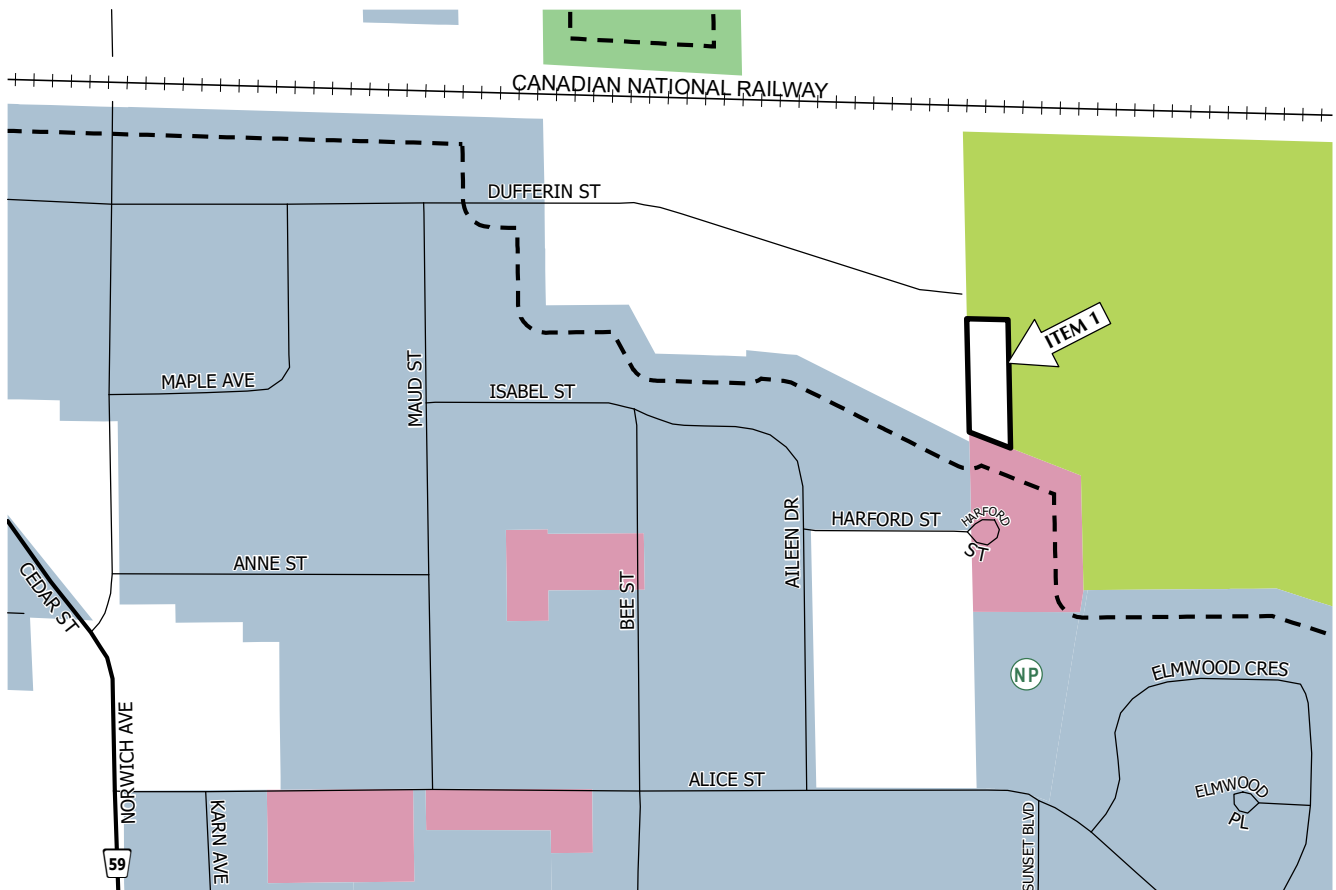
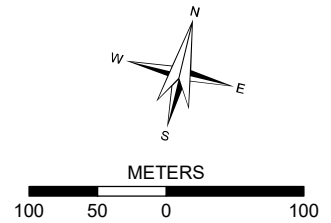
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM ENVIRONMENTAL PROTECTION
TO TRADITIONAL INDUSTRIAL

**LAND USE PLAN
LEGEND**

	RESIDENTIAL
	SERVICE COMMERCIAL
	TRADITIONAL INDUSTRIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION

SCHEDULE "A"
 AMENDMENT No. 258
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "W-3"
CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - REMOVE FROM ENVIRONMENTAL PROTECTION

**RESIDENTIAL DENSITY PLAN
 LEGEND**

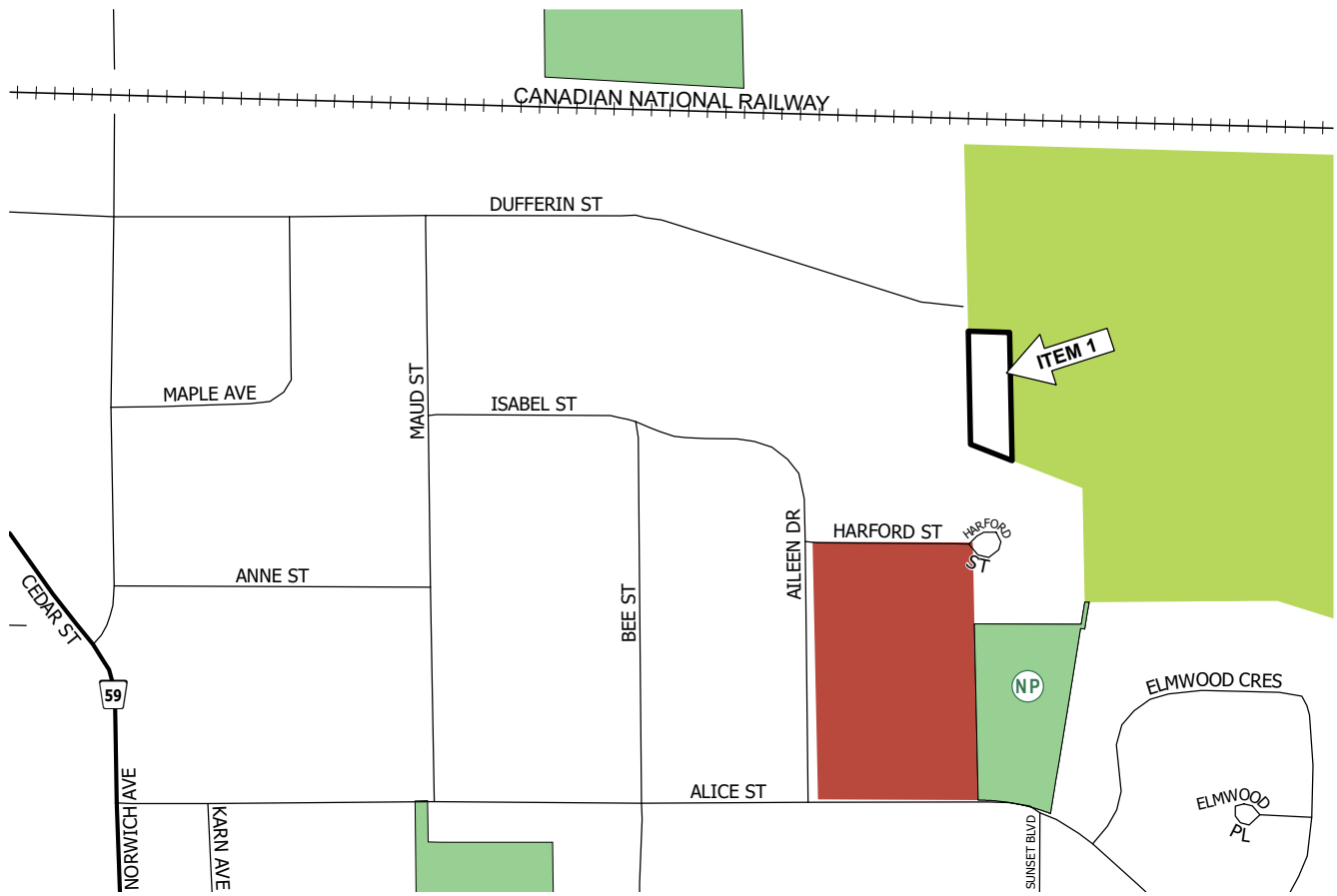
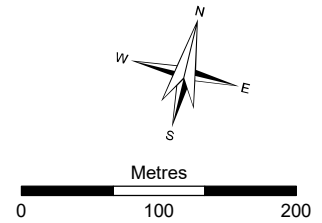
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NP NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"
AMENDMENT No. 258





TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-4"
**CITY OF WOODSTOCK
LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN**



**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

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

- AREA OF THIS AMENDMENT

ITEM 1 - REMOVE FROM ENVIRONMENTAL
PROTECTION

COUNTY OF OXFORD

BY-LAW NO. **6356-2021**

BEING a By-Law to adopt Amendment Number 258 to the County of Oxford Official Plan.

WHEREAS, the County of Oxford has held a public hearing and has recommended Amendment 258 to the County of Oxford Official Plan 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 258 to the County of Oxford Official Plan, being the attached 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 14th day of July, 2021.

READ a third time and finally passed this 14th day of July, 2021.

LARRY G. MARTIN WARDEN

CHLOÉ SENIOR CLERK