

AMENDMENT NUMBER 260
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules designated Schedule "A" attached hereto,
constitute Amendment Number 260 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 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of a 16-unit townhouse development on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 4 & Lot 5, Plan 10 in the City of Woodstock. The lands are located at the southeast corner of Hunter Street and Oxford Street.

3.0 BASIS FOR THE AMENDMENT

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposed development is a form of development that promotes intensification and provides a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is of the opinion that the subject lands are suitable for medium density residential development as the subject lands are located on a minor collector and are within one block of Dundas Street and Vansittart Avenue, both being arterial roads. Due to the site having direct access via a minor collector road to two arterial roads, staff are of the opinion that the proposed development will have little impact on local streets with respect to increased traffic and vehicle turning movements.

Additionally, the lands are considered an underutilized site that is directly west of the City's Central Area (specifically, the Entrepreneurial District, according to the County Official Plan), within which medium density residential development is permitted. The proposed townhouse development is considered to maintain the character of the area as the scale, size and form of the buildings are similar to other buildings in the immediate area and the type of development that would typically be permitted in the abutting Entrepreneurial District.

The lands are located within one block of the Central Business District (along Dundas Street), which provides access to a variety of shopping, institutional and recreational facilities. More specifically, Central Public School, Woodstock Collegiate Secondary School, Victoria Park, the Woodstock Museum and the Art Gallery are all located within less than 1 kilometre of the subject lands and shopping amenities and a variety of eating establishments located on Dundas Street are located within immediate proximity of the subject lands. The site is also located adjacent to a public transit stop located at Hunter Street and Oxford Street.

Further to the above-noted locational criteria, Council is satisfied that the subject lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

The subject proposal is also in keeping with the density requirements of the medium density designation. The subject lands comprise approximately 3,118.4 m² (33,567.2 ft²) in lot area and the applicant is proposing 16 units, which constitutes a residential density of approximately 51 units per hectare (21 units per acre). The medium density designation permits up to 70 units per hectare (30 units per acre).

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 to “Medium Density Residential” the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.2 That Schedule “W-4” – City of Woodstock Leisure Resources & School Facilities Plan, is hereby amended by removing the “Elementary School” land use designation of 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. 260

TO THE

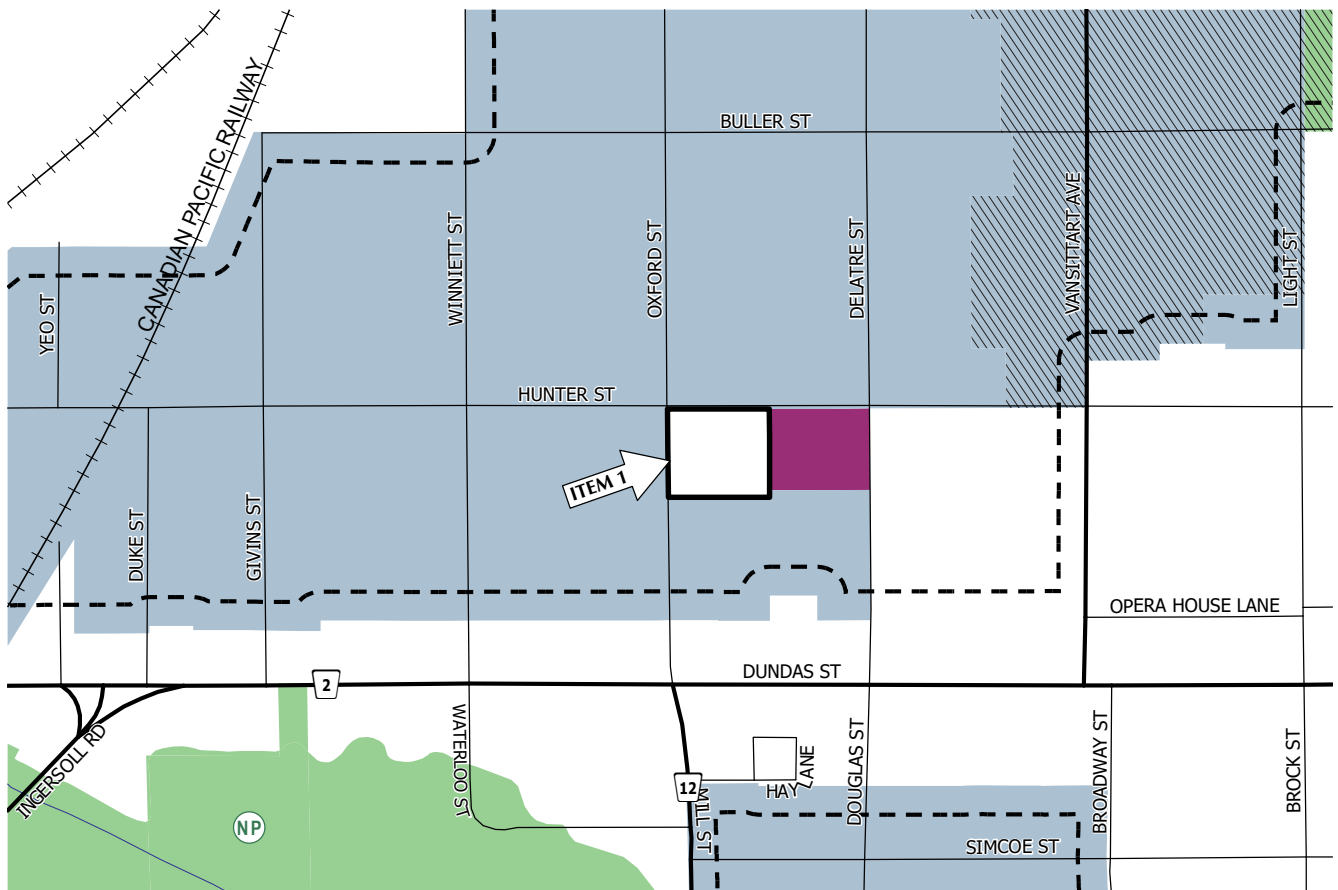
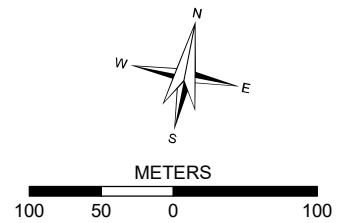
COUNTY OF OXFORD

OFFICIAL PLAN

SCHEDULE "W-3"

CITY OF WOODSTOCK







RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  HERITAGE RESIDENTIAL
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  COMMUNITY PLANNING DISTRICT

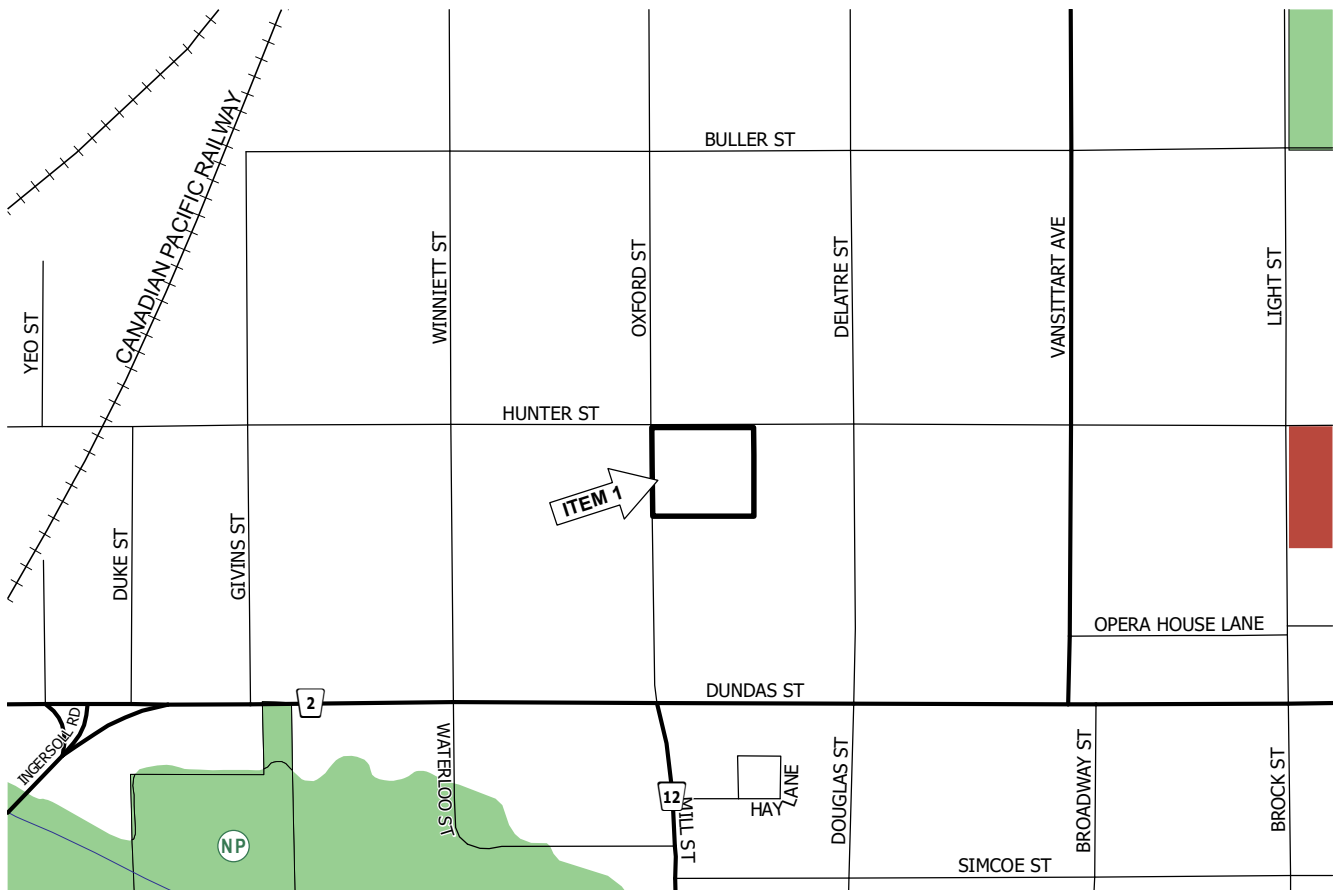
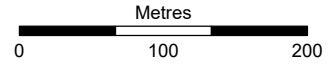
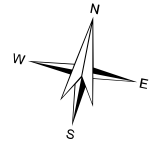
SCHEDULE "A"
AMENDMENT No. 260

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 ELEMENTARY SCHOOL

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

-  OPEN SPACE
-  ELEMENTARY SCHOOL
-  NEIGHBOURHOOD PARK