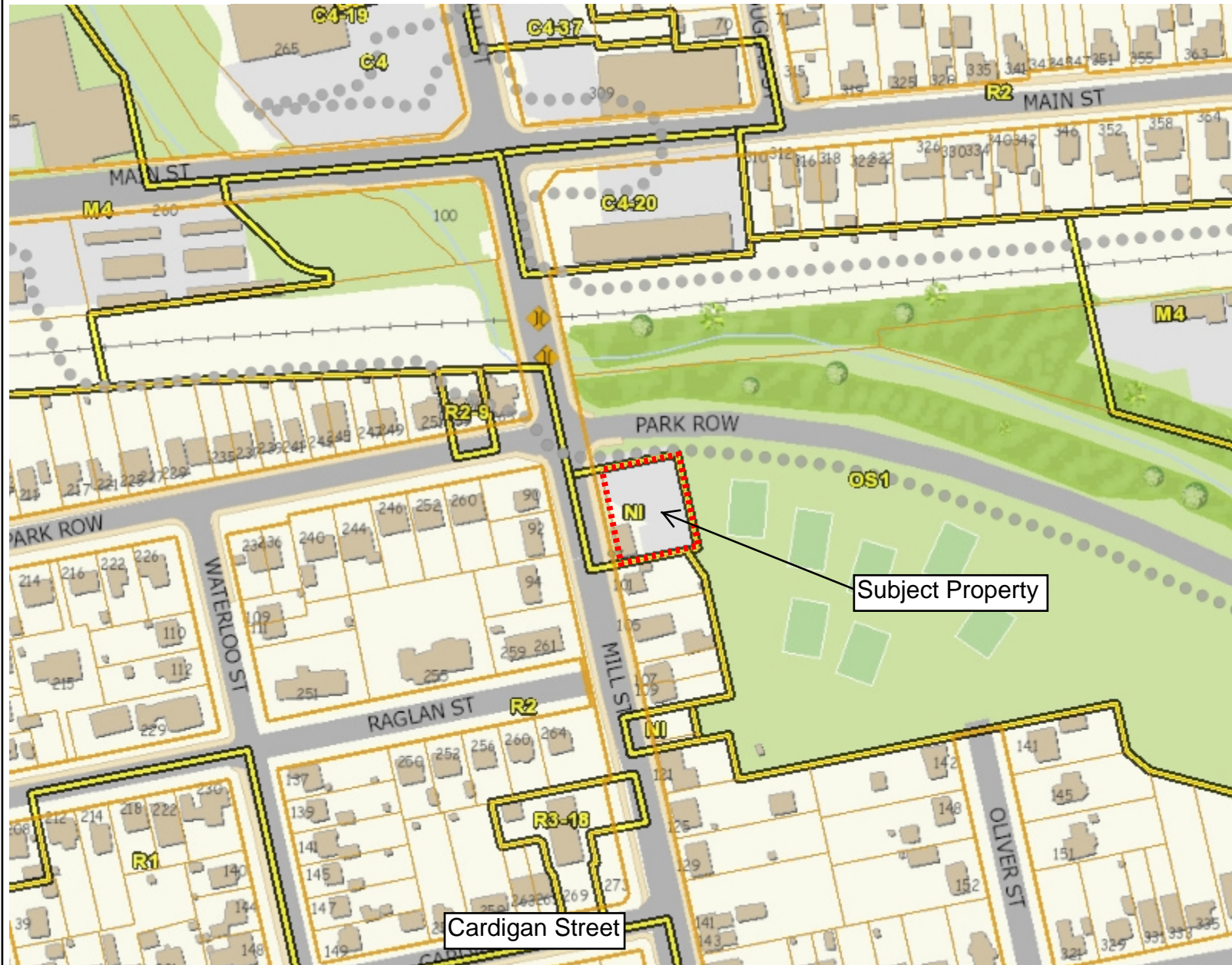


Plate 1: Existing Zoning & Location Map

OP 21-01-8 & ZN 8-21-01- City of Woodstock - 97 Mill Street, 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 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

March 9, 2021



Legend

Parcel Lines

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

Notes



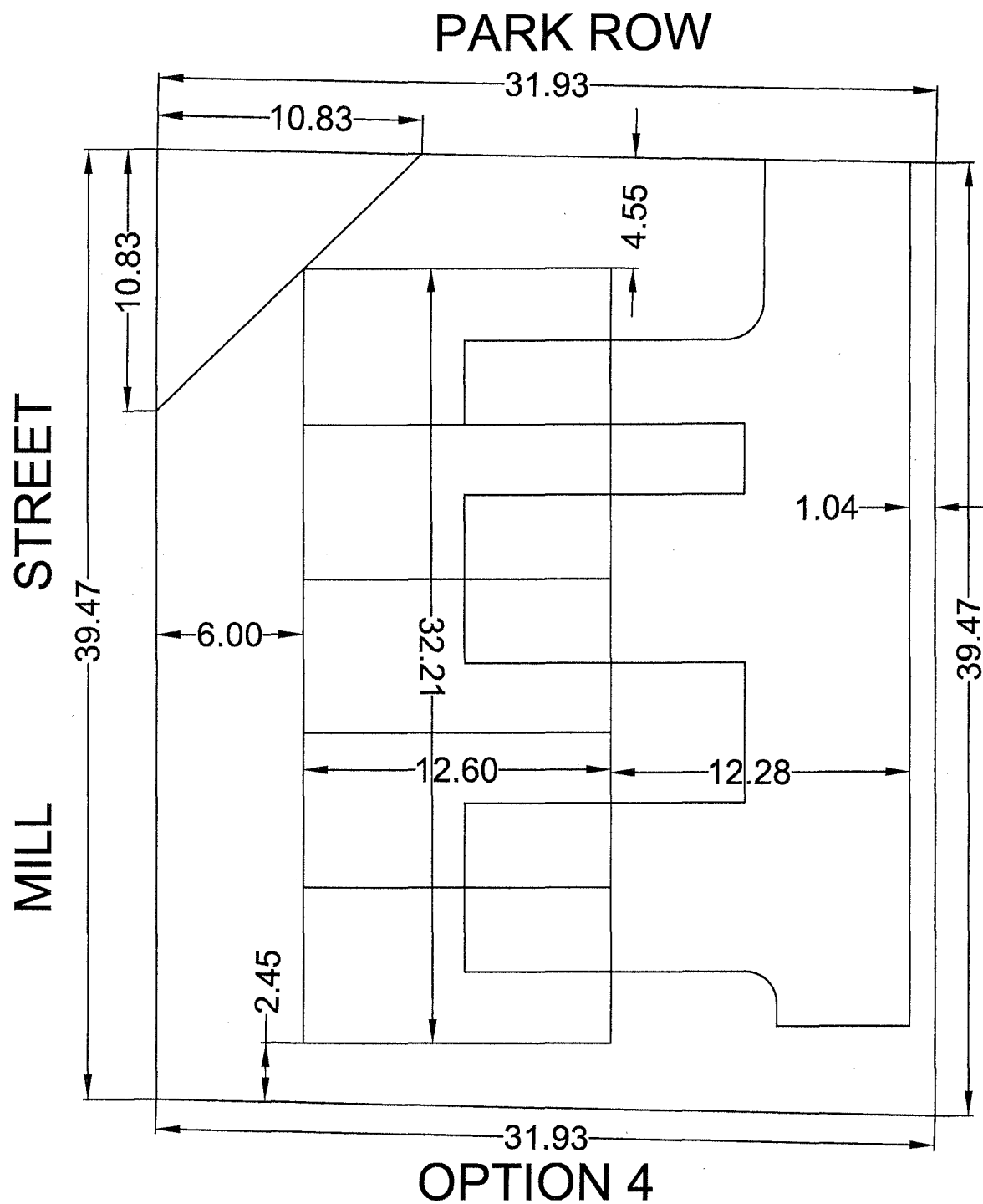
0 30 61 Meters

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 9, 2021



SITE PLAN STATISTICS

USE: RESIDENTIAL

ZONING: R3 - HORIZONTALLY ATTACHED HOUSE

	REQUIRED	PROPOSED
LOT AREA:	1400 m ² (5 UNITS @ 280)	1259.9 m ²
FRONTAGE:	20 m	31.9 m
DEPTH:	NO PROVISION	39.47 m
COVERAGE:	MAX 35%	32.19%
FRONT YARD:	6.0 m	4.55 m
REAR YARD:	7.5 m	2.45 m
EXT. SIDE YARD:	4.5 m	6.0 m
INT. SIDE YARD:	3.0 m	13.3 m
SETBACK:		
EXT SIDE YARD:	17.0 m	18.8 m
LANDSCAPED		
OPEN SPACE:	35% Min.	41% (Min)
PRIVATE AMENITY AREA:	40 m ²	38.4 m ²
BLDG. HEIGHT	11m Max.	2 STOREY

PARKING		
REQUIRED:	2 PER UNIT	2 PER UNIT
VISITOR:	NONE	NONE



Plate 4: Proposed Building Elevations
OP 21-01-8 & ZN 8-21-01 - City of Woodstock - 97 Mill Street, Woodstock

From: [Ashkan Matlabi](#) on behalf of [Proximity Planning](#)
To: [Planning](#)
Subject: 2021-04-08_CN_RES_ 97 mill street, Woodstock_Oxford- Notice of Receipt of application
Date: April-08-21 2:05:20 PM
Attachments: [image001.png](#)
[Oxford.pdf](#)

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

Hello Andrea,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is located in proximity to a CN's Main Line. CN has concerns of developing/densifying residential uses abutting our railway right-of-way. This is due to noise, vibration and potential trespass issues that will result. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of

purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

CN anticipates the opportunity to review a detailed site plan and a N&V study report taking in to consideration the CN development guidelines.

Thank you and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ.

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



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AMENDMENT NUMBER 265
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedule designated Schedule "A" attached hereto,
constitute Amendment Number 265 to the County of Oxford Official Plan.

BY-LAW NO. 6381-2021

CHLOÉ SENIOR	CLERK
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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 5 townhouse units on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 118C, Plan 293 in the City of Woodstock. The lands are located at the southeast corner of Mill Street and Park Row and are municipally known as 97 Mill Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 5 townhouse dwelling units on the subject property.

Council is of the opinion that the subject lands are suitable for medium density residential development as the property is located on an arterial road with immediate access to via Park Row. As such, the 5 townhouse units are not anticipated to impact local streets with respect to increased traffic and vehicle turning movements.

Council is satisfied that the proposed townhouse development is suitable for the area as it is relatively small in scale and it is bordered by City parkland in the north and east. As such, Council is of the opinion that the proposed development is appropriate for the area as it will be in keeping with the nature, character and scale of adjacent residential uses and is therefore not anticipated to have a negative impact on surrounding lands.

The site is also able to provide adequate off-street parking and is located in an area where services and amenities such as schools, leisure facilities, shopping and parks are within a reasonable distance. More specifically, the City's downtown area, McIntosh Park, Southside Park, Southside Public School, St. Mary's Catholic Secondary School and Fanshawe College are within 1 to 1.5 km of the subject property.

Further to the above-noted locational criteria, this office is also satisfied that the subject lands are of 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 proposed townhouses are 2-storeys in height, which is similar in height to the surrounding residential uses.

Further, the subject proposal is consistent with the policies for the medium density residential designation. The subject lands comprise approximately 0.12 ha (0.31 ac) in lot area and the applicant's proposal for 5 townhouse units constitutes a net residential density of approximately 41.6 units per hectare (16 units per acre). According to the definitions for residential density as contained in the Official Plan, this development falls within the medium density range.

With respect to the findings of the Noise and Vibration Feasibility Assessment, it was concluded that with suitable control measures integrated into the design of the dwellings, it is feasible to meet the MECP noise guideline requirements. Central air-conditioning systems in all units, brick veneer exteriors, as well as an acoustic barrier along Mill Street are the recommended noise mitigation measures according to the assessment. It was further recommended that warning clauses be required for all dwelling units to inform the future occupants of the potential noise generated from Mill Street and the railway.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as noise mitigation requirements, lighting, parking, grading, stormwater management, landscaping, privacy screening and garbage collection will be addressed to ensure compatibility with the surrounding uses.

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.

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. 265

TO THE

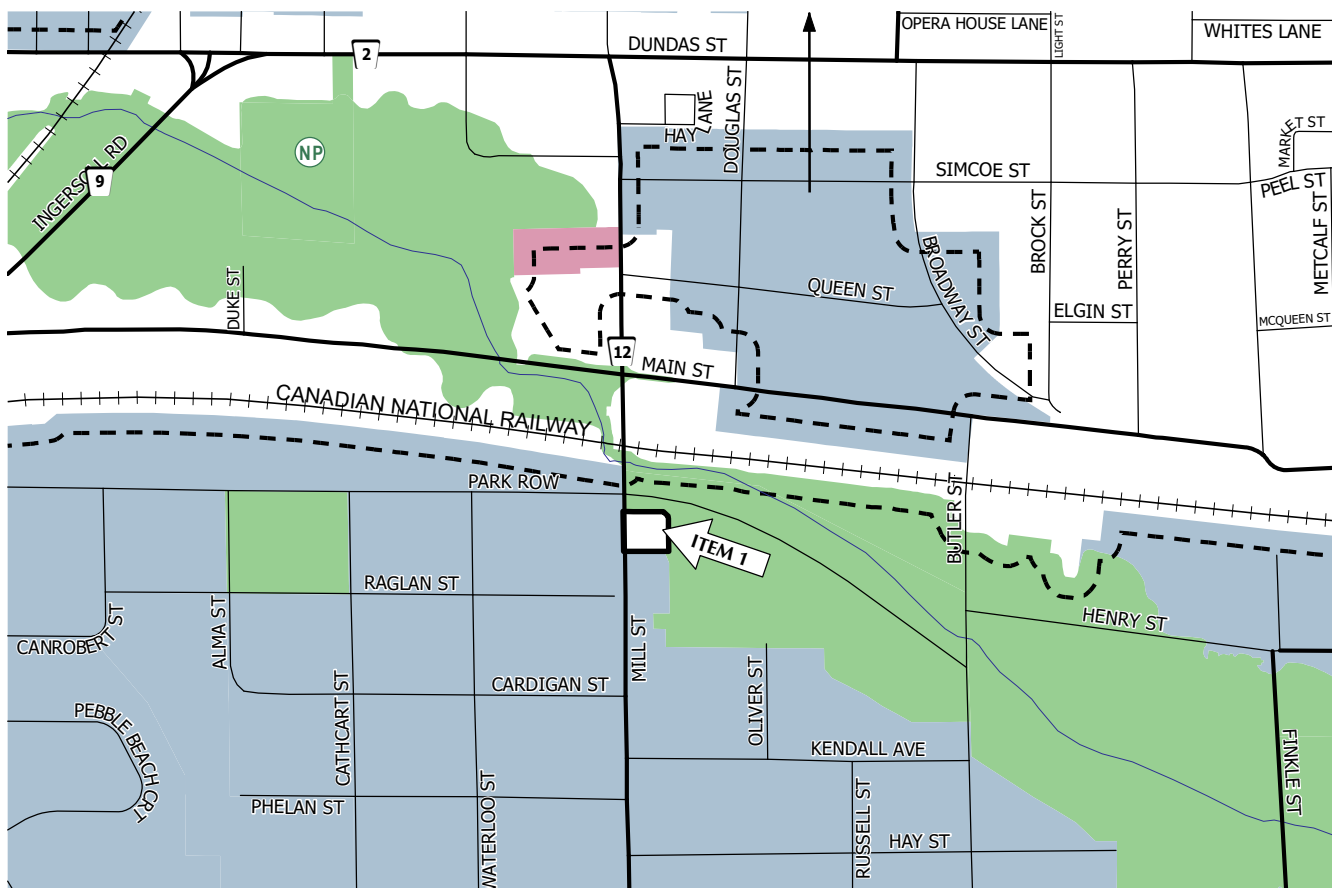
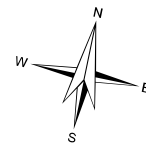
COUNTY OF OXFORD

OFFICIAL PLAN

SCHEDULE "W-3"

CITY OF WOODSTOCK






RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

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