

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.

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

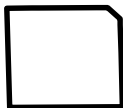
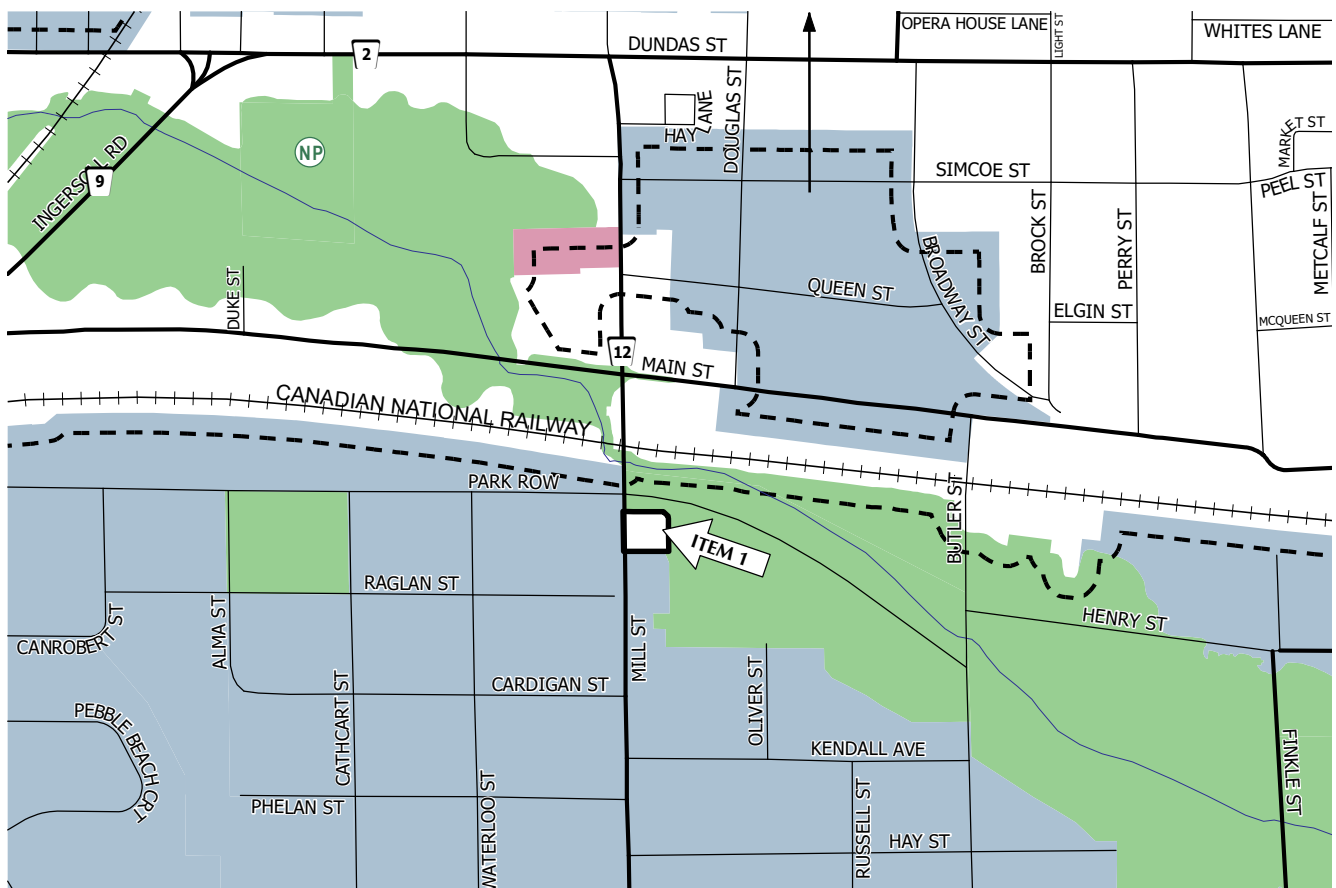
COUNTY OF OXFORD

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