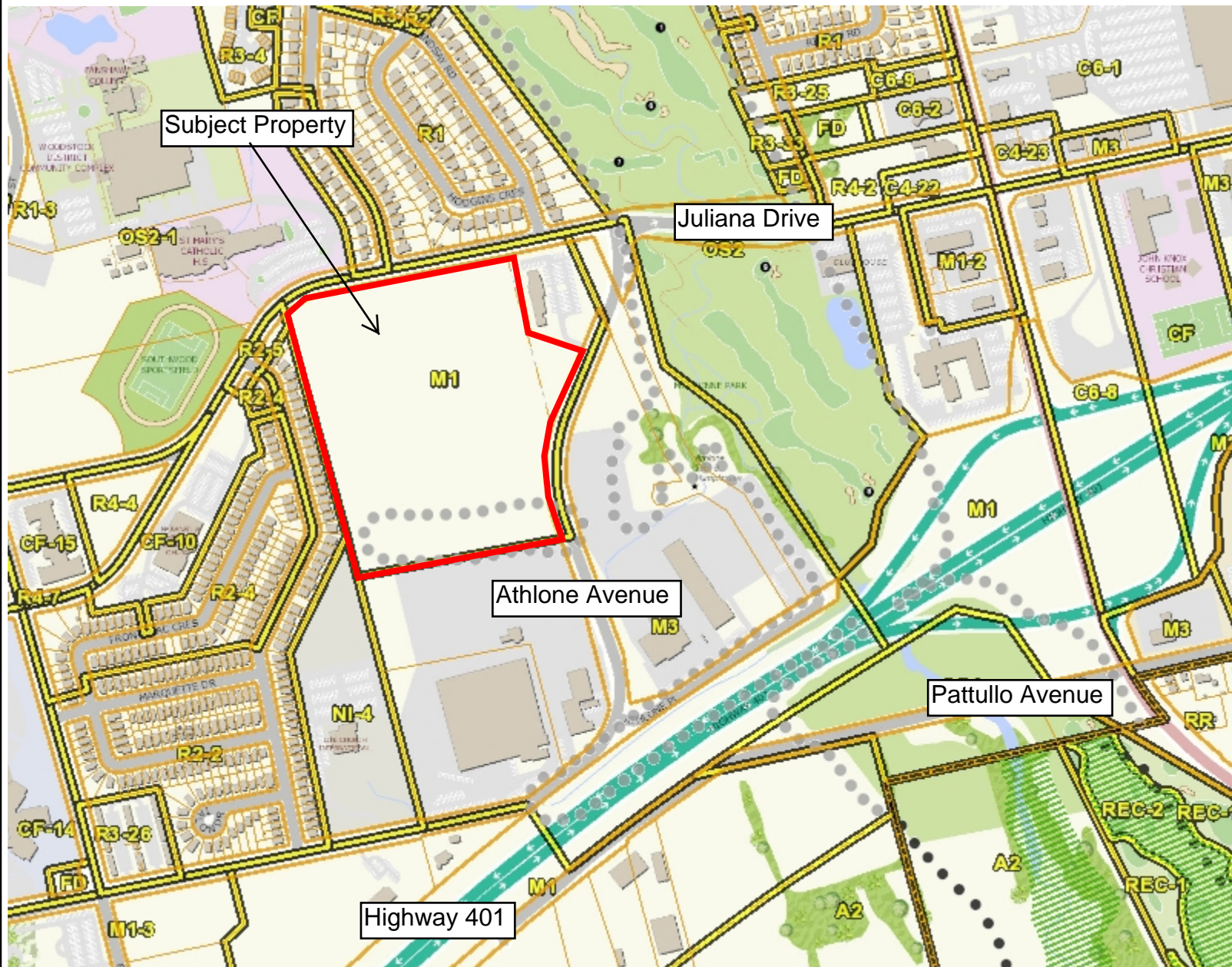


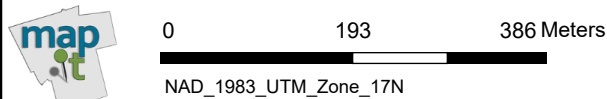
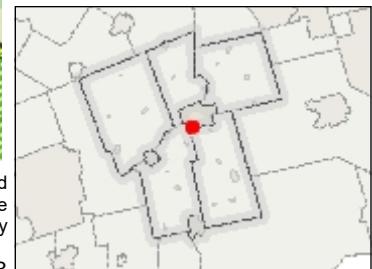
Plate 1: Existing Zoning & Location Map
 OP 18-10-8; SB 18-11-8 & ZN 8-18-15 - Sierra Construction Woodstock Ltd. - 763 Athlone Avenue, Woodstock



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- 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



Legend

- Parcel Lines**
- Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



0 192 383 Meters

NAD_1983_UTM_Zone_17N



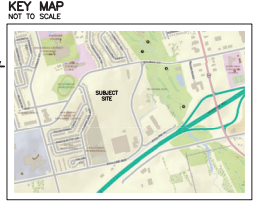
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 11, 2022

Plate 3: Proposed Draft Plan of Subdivision
 OP 18-10-8; SB 18-11-8 & ZN 8-18-15 - Sierra Construction Woodstock Ltd. - 763 Athlone Avenue, Woodstock



DRAFT PLAN OF SUBDIVISION
 OF PART OF
 LOT 30
 REGISTRAR'S COMPILED PLAN 1600
 AND PART OF
 LOT 11
 REGISTRAR'S COMPILED PLAN 1613
 IN THE
 CITY OF WOODSTOCK
 COUNTY OF OXFORD
 SCALE: 1 : 1000 METRIC
 NA GEOMATICS INC.
 ONTARIO LAND SURVEYORS



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN IN ACCORDANCE WITH DEPOSITED PLAN 41R-8194.

DATE: DAVID J. RATHBEN, OLS,
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
 SIERRA CONSTRUCTION (WOODSTOCK) LIMITED
 I HEREBY AUTHORIZE NA GEOMATICS INC. TO SUBMIT THE PROPOSED DRAFT PLAN OF SUBDIVISION TO THE CITY OF WOODSTOCK AND THE COUNTY OF OXFORD.

DATE: CLIFF ZALUSKI, PRESIDENT
 SIERRA CONSTRUCTION (WOODSTOCK) LIMITED
 I WAS THE AUTHORITY TO SIGN THE CONVEYANCE

- SITE DATA:**
 REQUIREMENTS OF SECTION 51(17) OF The Planning Act (R.S.O. 1990, c. F.15)
- (A) AS SHOWN ON DRAFT PLAN
 - (B) AS SHOWN ON DRAFT AND KEY PLAN
 - (C) AS SHOWN ON DRAFT AND KEY PLAN
 - (D) ACCORDING TO THE LAND USE SCHEDULE BELOW
 - (E) AS SHOWN ON DRAFT PLAN
 - (F) AS SHOWN ON DRAFT PLAN
 - (G) AS SHOWN ON DRAFT PLAN
 - (H) MUNICIPAL WATER SERVICE
 - (I) SILENT CLAY AND GRAVEL (BY SOL. SURVEY REPORT NO. 28)
 - (J) AS SHOWN ON DRAFT PLAN
 - (K) FULL MUNICIPAL SERVICES TO BE INSTALLED
 - (L) SUBJECT TO AN EASEMENT AS IN INSTRUMENT C035678 (AS SHOWN)

LAND USE SCHEDULE

LOT STATISTICS

BLOCK	AREA
BLOCK 1 MULTI-RESIDENTIAL (552 APARTMENT UNITS) (R4)	60729 m ²
BLOCK 2 COMMERCIAL (OFFICE) (M1)	10270 m ²
BLOCK 3 COMMERCIAL (HOTEL) (M1)	7890 m ²
BLOCK 4 COMMERCIAL (MEDICAL) (M1)	13464 m ²
BLOCK 5 STORM WATER MANAGEMENT (M1)	10200 m ²
BLOCK 6 PARK (OS2)	6187 m ²
STREET "A"	2750 m ²
TOTAL SITE AREA	111490 m²

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NA GEOMATICS LTD.
 ONTARIO LAND SURVEYORS
 107 ERIE STREET, STRATFORD, ON, N5A 2M5
 TEL: 519-275-3000
 871 BURGESS ST., WOODSTOCK, ON, N4S 1G8
 TEL: 519-537-6212



Plate 4: Proposed Concept Plan

OP 18-10-8; SB 18-11-8 & ZN 8-18-15 - Sierra Construction Woodstock Ltd. - 763 Athlone Avenue, Woodstock



Concept
763 Athlone Avenue
December 2021

SIERRA
GROUP OF COMPANIES

Plate 5: Proposed Residential Densities Plan

OP 18-10-8; SB 18-11-8 & ZN 8-18-15 - Sierra Construction Woodstock Ltd. - 763 Athlone Avenue, Woodstock



Residential Densities
763 Athlone Avenue
May 2021

The logo for Sierra Group of Companies, featuring a stylized 'S' icon to the left of the word 'SIERRA' in a bold, blue, sans-serif font, with 'GROUP OF COMPANIES' in a smaller font below it.

Andrea Hachler

From: Andrea Hachler
Sent: October 4, 2021 3:34 PM
To: Sonia Asif
Cc: Planning
Subject: RE: OP 18-10-8; SB 18-11-8 & ZN 8-18-15

Good Afternoon Sonia,

At this point in time, we haven't scheduled these applications for a public meeting but we will include you in our list of residents to receive future correspondence. Further to this, I will be sure to include your email with my staff report for Council's consideration.

Please let me know if you have any questions.

Thanks,
Andrea

Andrea Hächler
Senior Planner
Community Planning
County of Oxford
ahachler@oxfordcounty.ca
Phone: 519-539-9800
Direct Line: 519-539-0015 ext. 3217

This email communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return email and delete this communication and any copy immediately. Thank you.

 **Think about our Environment. Print only if necessary.**

From: Sonia Asif [REDACTED]
Sent: September-30-21 5:07 PM
To: Andrea Hachler <ahachler@oxfordcounty.ca>
Subject: OP 18-10-8; SB 18-11-8 & ZN 8-18-15

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

My name is Sonia Sajjad. My home address is 431 Champlain Ave, Woodstock, ON N4V 0B3, I have talked to you before couple weeks ago regarding this plan that we have a privacy issues and I want to attend the meeting. Please feel free to email me or mail me at my home address. Thank you.

Andrea Hachler

From: matt gauvin [REDACTED]
Sent: March 9, 2022 5:39 PM
To: Planning
Subject: Zoning changes for Julianna and Athlone

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

Good evening

My name is Matt Gauvin me and my family reside at 283 ferguson drive in woodstock ontario. I wish to express my concerns with the purpose development on the property across the street from our home.

Firstly the location of one of the purposed 6 storey buildings Is located directly across from our home. I feel this would remove any privacy my family and I have to some of the main living areas of our home. I feel as though we wouldn't be able to even have dinner in our kitchen with several apartment units having a birds eye view into our home.

Secondly beings that I have lived here for the past 8 years the amount of traffic that would come with the purposed units is a terrible idea. The area of road in front of st Mary's high-school is already a blind corner which people travel to quickly. Having one of the main exits where purposed would create an increased safety risk. The 4 way stop down the street has helped but still cars move quite quickly around the bend. Also I'm concerned with the winter element of this. Every snow storm the current amount of traffic is always backed up with cars struggling to make it up the hill in snow storms. Adding potentialy 1104 new daily vehicles onto this section of road would create an even bigger mess. I also worry about cars exiting onto Julianna and quickly onto my street. Every winter as it stands with current amount of traffic I have at least one vehicle on my front yard every year and feel as though people exiting quickly and turning onto my street would make that problem worse.

I have spoke with several of my neighbour's who also have some concerns at which I would be more then happy to collect names address and phone number if provided time to collect to show the opposition from residents within the neighborhood of the planned development.

Sincerely

Matt and Angela Gauvin
283 ferguson drive.

Get [Outlook for Android](#)

Andrea Hachler

From: Robb McClarnon [REDACTED]
Sent: September 14, 2021 12:07 PM
To: Planning
Subject: Andrea Hächler

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

File # OP 18-10-8; SB 18-11-8 & ZN 8-18-15.

Hello I live on Champlain ave. So I have major concerns on the apartment building that is planned to built behind me. I've been told that the building will only be 60 feet from the back of my house, I'm very concerned with water drainage from a 4 story building gong in, I'm concerned the water will drain towards my house. I also have a concern with the building being built so close to the hillside and digging will make the ground unstable do to being to close to the hills slope. As the hill side drop is about 200 feet from the back of my house.

I would also like the Staff Report on this.

Thanks from Robb McClarnon.

Sent from my iPhone

Schedule "A"
To Report No. CP 2022-148

CONDITIONS OF DRAFT APPROVAL – SB 18-11-8 – Sierra Construction Woodstock Ltd.

1. This approval applies to the draft plan of subdivision submitted by Sierra Construction Woodstock Ltd. and prepared by NA Geomatics Ltd., as shown on Plate 3 of Report No. 2022-148 and comprising Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613, Parts 2 & 3, 41R-8194, in the City of Woodstock, showing 1 residential block for 552 apartment dwelling units, 3 business park blocks, 1 park block, 1 stormwater management block and a local street.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the construction of roads, installation of services, including water, sewer and electrical distribution systems, sidewalks, streetlights, trees and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the City of Woodstock.
3. The road allowance included in the draft plan of subdivision shall be dedicated as public highway to the satisfaction of the City of Woodstock.
4. The street included in the draft plan of subdivision shall be named to the satisfaction of the City of Woodstock.
5. The owner agrees to transfer Block 6 as parkland, to the City, free and clear of all encumbrances and at no cost to the City of Woodstock.
6. The owner agrees to transfer Block 5 as SWMF lands, to the City, free and clear of all encumbrances and at no cost to the City of Woodstock.
7. The owner agrees to prepare an arborist report and landscape plan, including street tree plantings and compensation, as required, to the satisfaction of the City of Woodstock.
8. The owner agrees to reimburse the City \$134,131.80 and further agrees to prepare a reference plan, to the satisfaction of the City to release the 1-foot reserve along the Juliana Drive frontage of the subject lands.
9. The owner agrees to reimburse the City \$2,614.44 for the water service installed to the property line from Athlone Avenue.
10. The owner agrees to prepare and submit detailed engineering drawings and reports to the City and County for review and approval. The owner shall also agree to implement the recommendations of the reports to the satisfaction of the City of Woodstock and County of Oxford.
11. The owner agrees to implement the recommendations of the Noise Impact Study prepared by Aercoustics and dated October 2, 2019, in association with the peer review comments to the satisfaction of the City of Woodstock.
12. The owner agrees to implement the recommendations of the Supplementary Sight Line Memo prepared by RC Spencer Associates Inc. and dated April 7, 2021 and the Traffic

Impact Study prepared by RC Spencer Associates Inc. and dated December 2019, in association with the required revisions of the City and the peer review comments to the satisfaction of the City of Woodstock and the County of Oxford.

13. The owner agrees that such easements as may be required for utility and drainage purposes outside of the proposed right-of-ways shall be granted to the appropriate authority.
14. The owner agrees that all foundations of existing buildings, with the exception of the 2-storey office building, will be removed from the lands to the satisfaction of the City and that necessary fill be placed and compacted to the satisfaction of the City of Woodstock.
15. The owner agrees that all existing wells on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be abandoned to the satisfaction of the City and that all necessary paperwork be submitted to the City.
16. The owner agrees that fencing shall be installed as required by the City, to the satisfaction of the City of Woodstock.
17. Prior to the approval of the final plan, the owner agrees to prepare and submit a Hydrogeological Study, to the satisfaction of the City, prior to finalizing the detailed design of the Stormwater Management Facility. The scope of the study shall be determined by the consultant retained to complete the detailed design of the SWMF, the consultant retained to complete the Hydrogeological Study and the City.
18. The owner agrees that shadow studies may be required at the City's discretion for the buildings proposed on Block 1 at the time of site plan approval.
19. Prior to the signing of the final plans by the County, all blocks shall conform to the zoning requirements of the City's Zoning By-law. Certification of lot areas, frontages and depths shall be provided to the City by an Ontario Land Surveyor retained by the owner.
20. Prior to the approval of the final plan, the owner agrees to prepare and submit for the approval of Oxford County Public Works, a detailed flow monitoring program for the sewers downstream of the proposed development, to the satisfaction of the County Public Works Department.
21. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan, subject to the approval of the County of Oxford Public Works Department.
22. Prior to the final approval of the subdivision plan, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Woodstock water and sanitary sewer systems to service the plan of subdivision.
23. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.

24. Prior to final approval by the County, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
25. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 20 (inclusive), have been met to the satisfaction of the City. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
26. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department that conditions 10, 12 to 14, 16 and 21 to 23 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
27. Prior to final approval by the County, the County of Oxford shall be advised by Canada Post Corporation that condition 24 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
28. Prior to final approval by the County, the County of Oxford shall be advised by Union Gas that condition 14 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
29. Prior to final approval by the County, the County of Oxford shall be advised by Bell Canada that condition 14 has been met to the satisfaction of Bell Canada. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
30. The plan of subdivision shall be registered on or before April 13, 2025, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

AMENDMENT NUMBER 273
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,
constitutes Amendment Number 273 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6427-2022**

BEING a By-Law to adopt Amendment Number 273 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 273 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 273 to the County of Oxford Official Plan, being the attached 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 13th day of April, 2021.

READ a third time and finally passed this 13th day of April, 2021.

LARRY G. MARTIN WARDEN

CHLOÉ SENIOR CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Low Density Residential' and 'Business Park' to 'Medium Density Residential', 'High Density Residential' and 'Open Space' to facilitate the development of a plan of subdivision.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613 in the City of Woodstock. The lands are bound by Juliana Drive to the north and Athlone Avenue to the east and are municipally known as 763 Athlone Avenue.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'Medium Density Residential', 'High Density Residential' and 'Open Space' to facilitate the development of a plan of subdivision.

Council is of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of land and services within a settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

With respect to the PPS policies that address sensitive land uses and compatibility with major facilities. Council is of the opinion that re-designating block 1 of the subject lands for residential purposes from a business park designation is appropriate and consistent with these policies. The business park designation will be maintained in the south (blocks 2 – 4), which will act as a buffer between the traditional industrial uses south of the subject lands and the existing residential uses in the area and the proposed residential uses in the draft plan. Further, given the location of the subject lands being surrounded in the north and west by low density residential development, Council is of the opinion that the proposed re-designation for residential purposes is more favourable than the introduction of business park uses to the residential neighbourhood.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands to non-employment lands, Planning staff have relied on the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 20 year planning horizon.

Since the Hemson report was prepared and approved, the PPS has been amended to direct municipalities to ensure that sufficient land is made available to accommodate a 25 year planning period (2020-2045). As such, estimates prepared by our office, based on the forecasts and land need methodology contained in the Hemson report have determined that 320 gross ha (790 ac) of land designated for residential purposes is required to accommodate the forecasted growth in Woodstock for the next 25 years.

Based on the same studies and methodology, planning staff determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of

land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, Council is satisfied that re-designating the subject lands for residential purposes will not impact the City's availability of employment lands. Further, Council is of the opinion that based on the significant slope of the property, and the proximity of the lands to existing residential development, the subject lands are not suitable or attractive for industrial development and are better suited for residential purposes.

With respect to the Official Plan amendment to redesignate the subject lands to accommodate the proposed draft plan of subdivision, Council is satisfied that the proposed amendment is appropriate and consistent with the Business Park policies that address the conversion of industrial land.

The proposed residential lands are considered to be compatible and complimentary to the low density residential uses to the north and west and will not negatively impact the business park lands located in the southern portion of the subject lands. Council is also satisfied that the re-designation will not constitute a loss of business park lands as a portion of the subject lands were already designated for residential purposes and the remaining portion is affected by a significant slope, rendering it difficult to redevelop for business park-type uses. The proposed residential lands are also not located on a major transportation corridor, arterial road or railway, which is generally more ideal for business park areas. The proposed blocks remaining in the business park designation do not pose the same barrier to usability as the sloped residential lands which lends them to the establishment of business park uses.

With respect to designating lands within the proposed draft plan for medium and high density, Council is satisfied that the amendment will introduce a wider variety of housing types and densities in an area that is predominantly characterized by low density, single detached dwellings.

Further, Council is satisfied that the introduction of medium density residential is appropriate for the subject area as the lands are located on Juliana Drive, which is a collector road, designed for higher volumes of traffic. The lands are also located in close proximity to community facilities, schools, shopping and recreational areas. More specifically, Fanshawe College, St. Mary's High School, the Woodstock District Community Complex and the Jack Dunn Memorial Ball Diamond are all located within less than 0.25 km and the Norwich Avenue Regional Commercial Area and the Woodstock Hospital are just over 0.5 km from the subject lands.

The applicant is proposing 192 apartment dwelling units on 3.9 ha (9.6 ac), which equates to a density of 49 units per hectare (20 units per acre). The proposed density is therefore within the medium density range of 31 units per hectare (12 units per acre) to a maximum of 70 units per hectare (30 units acre).

The applicant is proposing 2 buildings directly adjacent to Juliana Drive which are 6 storeys in height, whereas the medium density designation typically does not allow a building height beyond 4 storeys. Council is satisfied that a site specific policy can address the height of these buildings and that a 2 storey increase is not anticipated to have a negative impact on surrounding uses. That said, Council is of the opinion that the proposed building on the west side of the draft plan, adjacent to the rear yards on

Champlain Avenue, should not exceed 4 storeys to ensure compatibility to the existing residential area.

Council is also of the opinion that the proposed high density residential development is an appropriate redevelopment of the subject lands. The proposed 12 storey apartment buildings have direct access to a collector road, are an appropriate use of an underutilized site and will be adjacent to the proposed medium density residential development.

The applicant is proposing 360 apartment dwelling units on 2.5 ha (6.2 ac), which equates to a density of 144 units per hectare (58 units per acre). The proposed density is therefore within the high density range of 70 units per hectare (31 units per acre) to a maximum of 150 units per hectare (60 units per acre).

Council is generally of the opinion that the subject lands are suitable for medium and high density residential development as the location of the subject lands is in an area that is characterized by a mix of low density residential, institutional and industrial uses. The proposed layout of the draft plan offers a transition between traditional industrial uses, business park uses and residential uses.

The applicant has proposed a mix of building heights on the subject lands that appear to be appropriate, based on building location and orientation as well as the slope of the lands. As such, Council is generally satisfied that the proposed development will be compatible with the neighbouring residential areas.

Further, Council is of the opinion that the building proposed closest to existing residential development being only 4 storeys in height, is not anticipated to cause compatibility issues with neighbouring properties and is more favourable than the types of uses that could be found in the existing business park designation.

Further, Council is also 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.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County 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 to "Open Space" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.2 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing to "Residential" the land use designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto.
- 4.3 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by changing to "Open Space" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.

- 4.4 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 2” on Schedule “A” attached hereto.
- 4.5 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 3” on Schedule “A” attached hereto as “Medium Density Residential”.
- 4.6 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 4” on Schedule “A” attached hereto as “High Density Residential”.
- 4.7 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by expanding the “Community Planning District” boundary to include all of the lands subject to OPA 273 and the boundary shall be delineated as identified as “ITEM 5” on Schedule “A” attached hereto.
- 4.8 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Open Space”.
- 4.9 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Community Park”.
- 4.10 That Section 7.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.5.2 – *Specific Development Policies*:

7.2.5.2.4 Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613
(South side of Juliana Drive)

“On those lands located on Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613 (Juliana Drive), the maximum height for the apartment buildings adjacent to Juliana Drive shall not exceed 6 storeys and the maximum height of the westerly apartment building shall not exceed 4 storeys.”

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

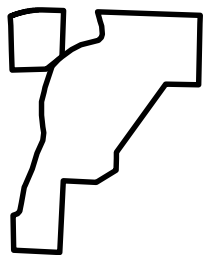
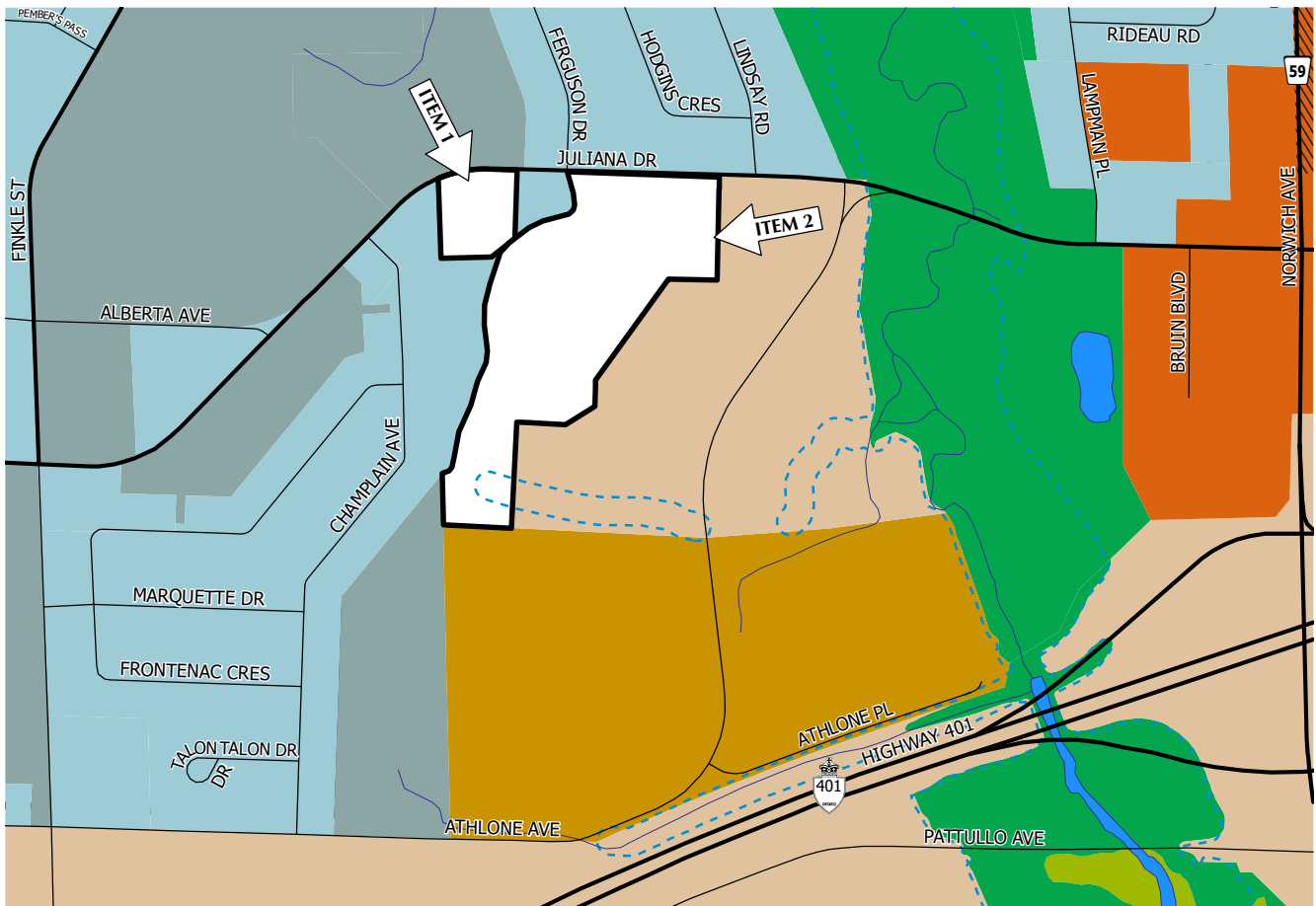
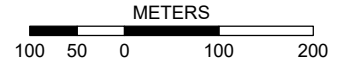
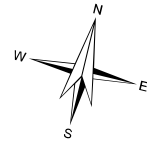
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 273

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**










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



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM BUSINESS PARK TO RESIDENTIAL

**LAND USE PLAN
 LEGEND**

	RESIDENTIAL		OPEN SPACE
	REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)		ENVIRONMENTAL PROTECTION
	BUSINESS PARK		REGIONAL COMMERCIAL NODE (See Section 7.3.3.4.3)
	TRADITIONAL INDUSTRIAL		FLOODLINE
	COMMUNITY FACILITY		

SCHEDULE "A"

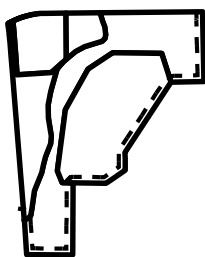
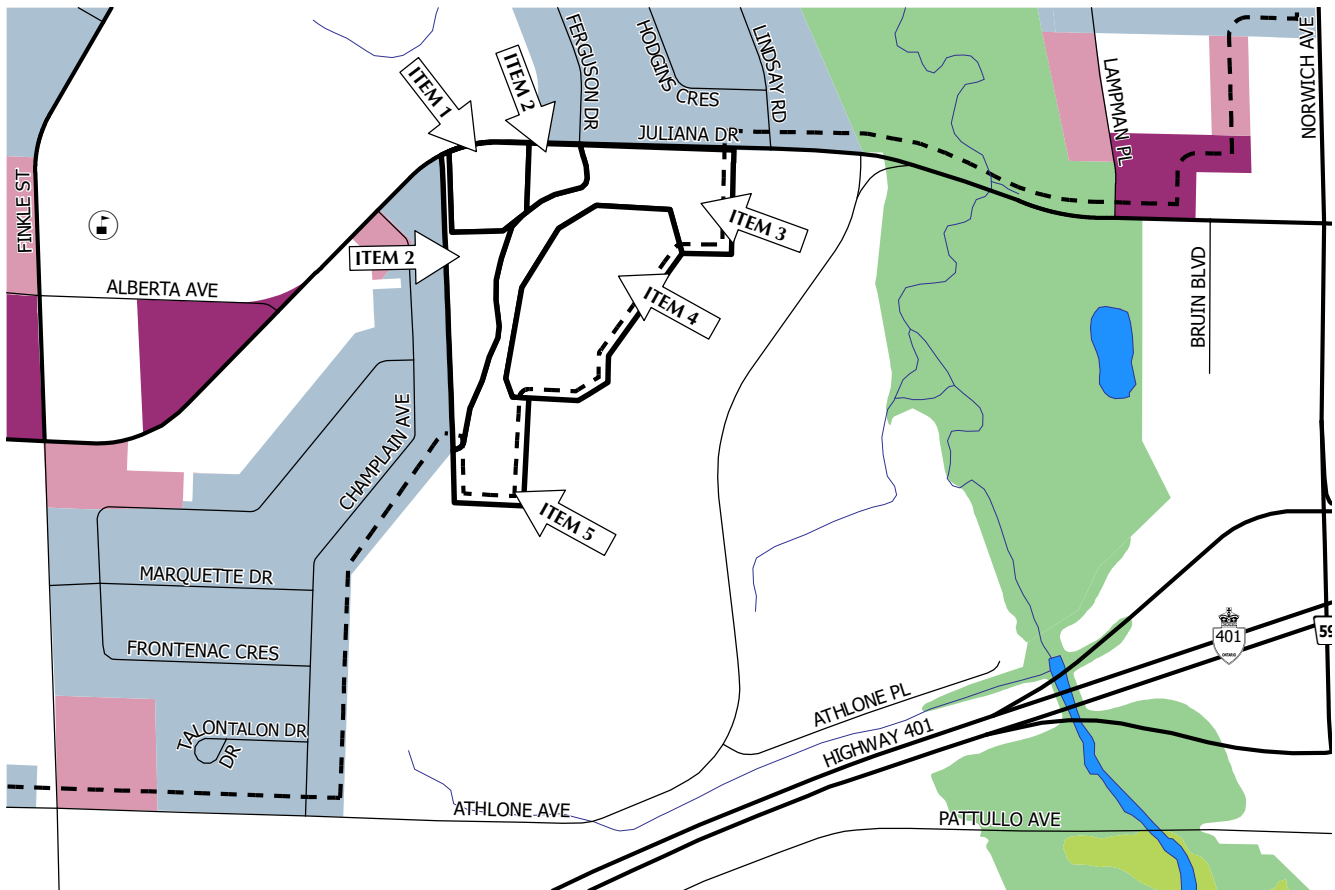
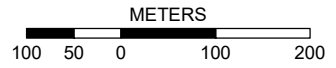
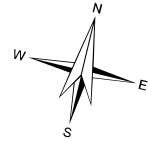
AMENDMENT No. 273

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 4 - ADD TO HIGH DENSITY RESIDENTIAL
- ITEM 5 - CHANGE COMMUNITY PLANNING DISTRICT

RESIDENTIAL DENSITY PLAN

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PROPOSED SCHOOL
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"

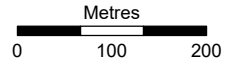
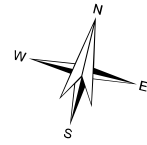
AMENDMENT No. 273

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**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO OPEN SPACE

ITEM 2 - ADD COMMUNITY PARK



OPEN SPACE



ENVIRONMENTAL PROTECTION



SECONDARY SCHOOL



PROPOSED SCHOOL