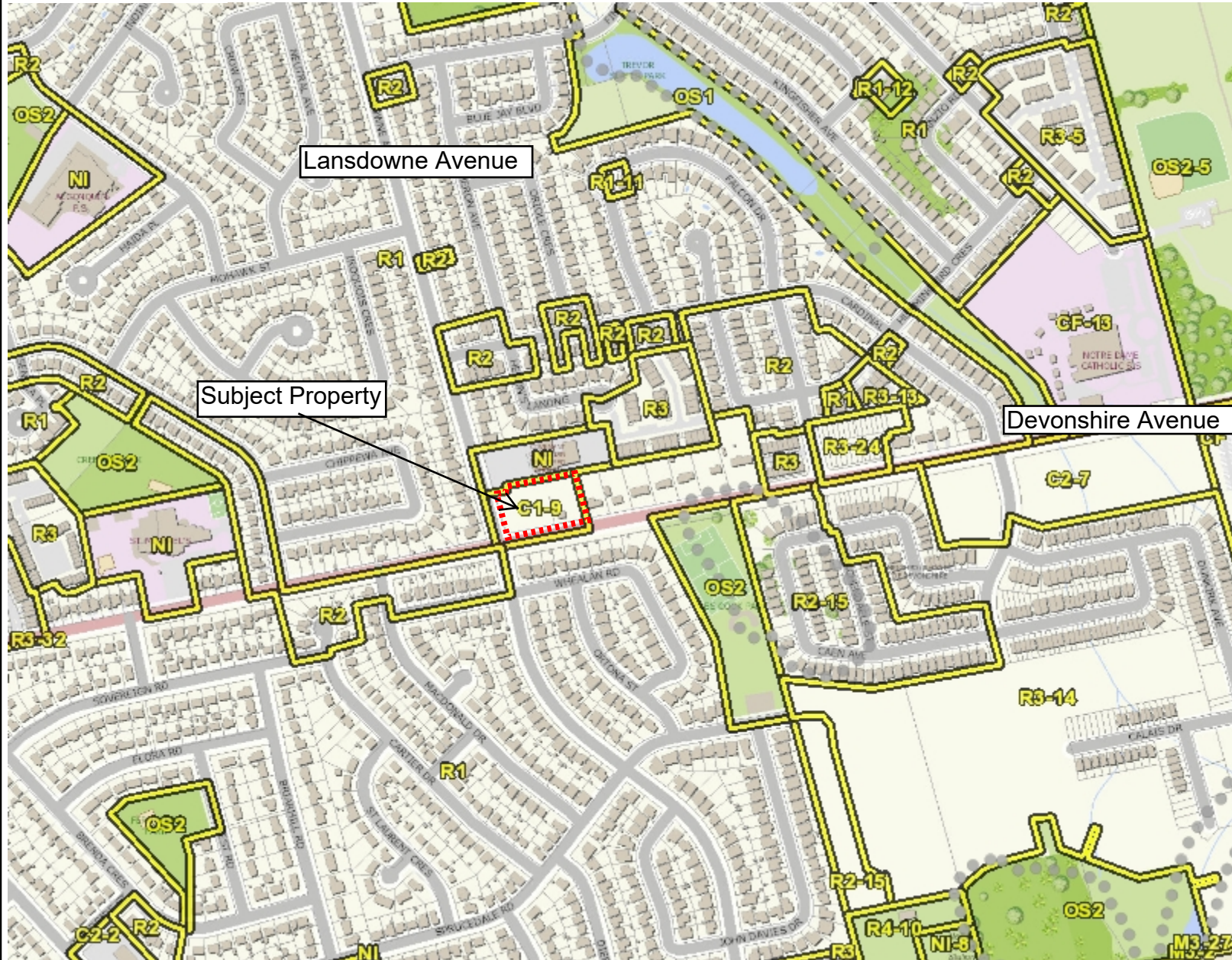


Plate 1: Existing Zoning & Location Map  
 OP 21-12-8 & ZN 8-21-14 - 1991976 Ontario Inc. - 1185 & 1201 Devonshire Avenue, Woodstock



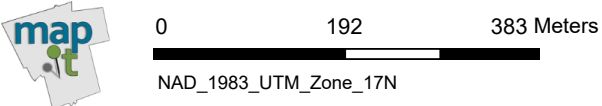
**Legend**

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**



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 8, 2022





### Legend

Parcel Lines

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

### Notes



0 48 96 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 8, 2022

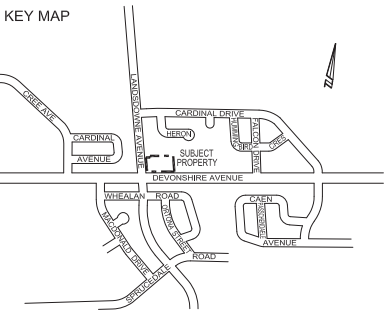
Plate 3: Applicant's Concept Plan  
 OP 21-12-8 & ZN 8-21-14 - 1991976 Ontario Inc. - 1185 & 1201 Devonshire Avenue, Woodstock

**ASTRID J. CLOS**  
 PLANNING CONSULTANTS

423 Woolwich Street, Suite 201  
 Woodstock, Ontario N1H 3X3  
 Email: astrid.clos@ajcplanning.ca  
 Phone: (519) 836-7226 (836-PLAN)

**CONCEPT PLAN**  
 1185 & 1201 DEVONSHIRE AVENUE

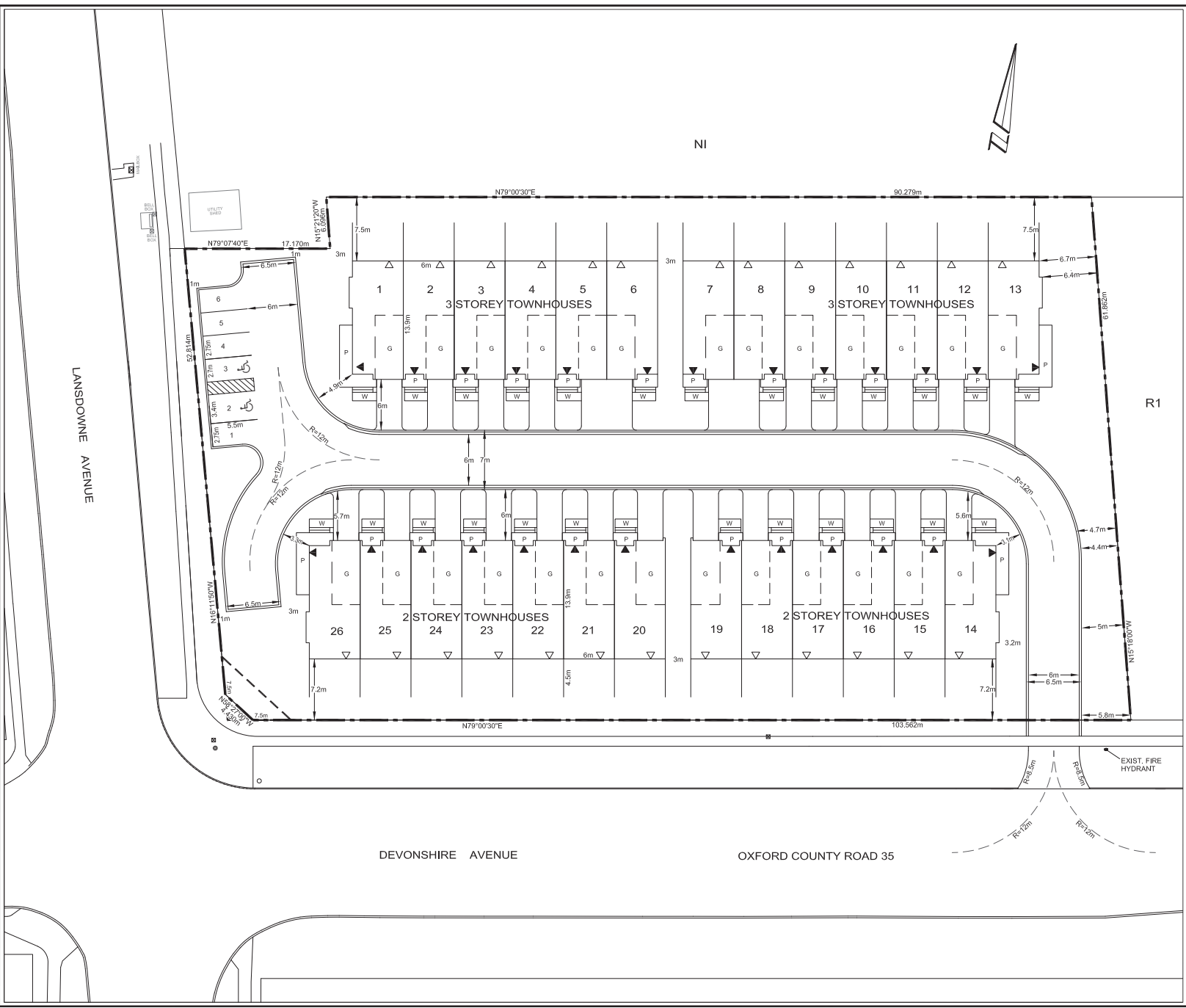
DATE: NOVEMBER 5, 2021 SCALE: 1:200  
 PROJECT No. 1925 DRAWN BY: A.J.R.N.



**LEGAL DESCRIPTION**  
 PART OF LOTS 12 & 13, REGISTERED PLAN 1624  
 CITY OF WOODSTOCK  
 COUNTY OF OXFORD

Permitted Use: Horizontally Attached Dwelling House Zoning Regulation	Requested Use: Horizontally Attached Dwelling House		
	Required	Provided	Compliance
Table 8.2	280 m <sup>2</sup> per unit with an attached garage and driveway	249.77 m <sup>2</sup> (25 units) 6,494.28 m <sup>2</sup>	No
Minimum Lot Area	35%	(2,272.9 m <sup>2</sup> )	No
Maximum Lot Coverage	35%	35.42%	No
*LOT COVERAGE: means that percentage of the lot area covered by the horizontal projection of the first story of all buildings measured at the ground, including covered decks and covered porches.			
Minimum Lot Frontage	20 m	52.8 m	Yes
Minimum Rear Yard Depth (see 5.1.4.1)	7.5 m	6.4 m (Unit 13)	No
Minimum Interior Side Yard Width	3 m	3 m (Unit 1)	Yes
Minimum Exterior Side Yard Width	4.5 m	17 m	Yes
Minimum distance from centreline of an arterial road to an exterior side yard (Devonshire Avenue an arterial road as designated on Schedule B)	Table 4 of the Official Plan	Table 4 of the Official Plan	Yes
Minimum Private Outdoor Amenity Area per Dwelling Unit	40 m <sup>2</sup>	40 m <sup>2</sup>	Yes
Maximum Building Height	11 m	11 m	Yes
Maximum Number of Dwelling Units in a Horizontally attached Dwelling House	8	7	Yes
5.1.3.1 sight triangle at intersection	7.5 m		Yes
5.1.4.1 Where a residential building in a Residential Zone is located on a corner lot, the requirements of this By-law for a minimum interior side yard and minimum rear yard may be interchanged.			Yes
5.4.4.1 Residential units with individual private driveways (Table 7)	Parking is permitted in all yards.		Yes
5.4.4.2 for residential units with individual driveways parking areas must be setback from a streetline. (Table 8)	1 m	1 m	Yes
5.4.2.4 Visitor parking spaces must be provided at a rate of 1 parking space for every 10 required parking spaces.	6 visitor parking spaces	6 visitor parking spaces	Yes
5.4.2.5.1 4% of the total required parking spaces are required to be accessible parking spaces.	2 accessible parking spaces	2 accessible parking spaces	Yes
5.4.2.1 Off-street parking spaces required for horizontally attached dwelling house with individual garage and driveway (Table 4)	2 parking spaces per unit	27 garage and 27 driveway 54 parking spaces	Yes

G - GARAGE, P - PORCH, W - WALKWAY



**From:** [Andrea Hachler](#)  
**To:** [Andrea Hachler](#)  
**Subject:** FW: Proposed Official Plan Amendment & Zone Change at Devonshire Avenue and Landsdowne Avenue  
**Date:** March 31, 2022 11:02:41 AM  
**Attachments:** [image001.png](#)

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Begin forwarded message:

**From:** Tanya Sinclair [REDACTED] >  
**Date:** March 14, 2022 at 5:49:58 PM EDT  
**To:** Connie Lauder <[clauder@cityofwoodstock.ca](mailto:clauder@cityofwoodstock.ca)>  
**Subject:** **Proposed Official Plan Amendment & Zone Change at Devonshire Avenue and Landsdowne Avenue**

\*\*\* Exercise Caution. This is an EXTERNAL e-Mail, DO NOT open attachments or click links from unknown senders or unexpected mail. \*\*\*  
Good Afternoon Connie,

Thank you for taking the time to speak with me regarding the proposed changes at the above mentioned location.

I reside at 1209 Devonshire Avenue directly beside the property where the proposed change from “low density residential’ to ‘medium density residential’ and the application for zone change to rezone from ‘special local commercial’ to ‘special residential zone 3 (Rs3-sp)’.

I have very serious concerns regarding this proposal but first, I would like to tell you how I came to live here. My parents built this house in 1966 when it was considered rural. While I understand change is inevitable, never would I have thought that this beautiful, serene property would be subject to such a harsh change. I moved away from Woodstock for 40 years, returning here after my mother’s death in 2014. This was a very difficult move for me but the ONE thing that helped make the decision was the fact that I would have quiet neighbours on either side of me and the privacy of no one looking in my backyard.

My list of concerns are as follows:

- **Parking:** With allowance for only 1 car per driveway and no parking on Devonshire or Landsdowne where will overflow parking go?
- **Noise levels:** the proposed driveway is directly beside my home. This is bound to create a much higher noise level than presently exists.
- **Light pollution:** Lighting will directly affect my home and property both from street lights and traffic on the proposed roadway which will



likely shine directly into my bedrooms.

- Existing trees on property line. I was assured by the owner of the property that the existing trees will remain. There is a significant grade change between the two properties. In adjusting the grade, will it kill the trees? Will they in fact be removed as all the other beautiful mature trees that were there have been?
- Theft: Increased exposure to theft.
- Snow Removal: There is only one way into the proposed complex. Where will excess snow go?
- Garbage: I have witnessed the handling of garbage at other townhouse complexes in Woodstock. If someone's garbage is ravaged by an animal, NO-ONE every cleans it up. It is left to rot which attracts mice, rats and other vermin. Who will be responsible for clean up?
- Driveway Location: The proposed driveway is directly beside mine. Anyone who misses the driveway into the townhouse complex will end up turning around in my driveway, and since it is a U drive I suspect many will just drive around.
- Traffic Flow: Since the widening of Devonshire and the addition of the turning lane I have had many instances where I had to pull back into the driving lane (going eastbound) while attempting to turn into my driveway as drivers approaching from the west enter into the turning lane well before the lights. The additional traffic will only make this worse.

Some other questions I have are:

1. Will there be a fence erected and if so, how high will it be and what will it be made of? If a fence is erected, how will it affect the existing trees on the property line.
2. Are the units going to be condominiums or rental units?

If there is no recourse on stopping this I would like to make the following requests:

1. Reduce of the number of units allow for double driveway parking. I would also request the fence be erected on the west side of the trees so they will not be damaged by excess snow removal and will remain in tact.

2. No windows on the sides of the units facing my property.

3. Reduce the 3 storey units to 2 story units.

4. Privacy fences on the decks facing my property.

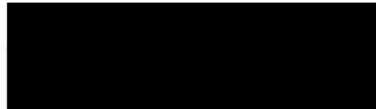
I appreciate your representation of me at the meeting Connie. Although I won't be able to speak at the meeting I will be watching!

Thank you for your help with this,

Best regards,

Tanya Sinclair

TANYA SINCLAIR  
1209 Devonshire Avenue  
Woodstock, ON N4T 0M7



AGENCY COMMENTS – OP 21-12-8 – 1991976 Ontario Inc.

The City of Woodstock Engineering Department (Building Division) provided the following comments in support of the subject applications:

- The proposal is for 26 horizontally attached townhouse units.
- Relief is required to reduce the minimum required lot area. Area provided as per the applicant's plan is 6,494.28 m<sup>2</sup> (69,906.1 ft<sup>2</sup>). The required area is 26 units x 280 m<sup>2</sup> (3,013.9 ft<sup>2</sup>) = 7,280 m<sup>2</sup> (78,363.8 ft<sup>2</sup>). The provided area is 249 m<sup>2</sup> (2,680 ft<sup>2</sup>).
- Relief is required to increase the maximum lot coverage from 35% to 35.42%. We suggest rounding to 36%.
- Relief is required to reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 6.4 m (20.9 ft).
- Relief is required to reduce the minimum parking area setback from street line from 1.5 m (4.9 ft) to 1 m (3.2 ft) and to permit parking in the front yard.
- The minimum required width of the driveway is 6.7 m (21.9 ft). This will be required through the site plan approval process.
- The applicant should be advised that the proposed development will be subject to site plan approval.

The City of Woodstock Engineering Department (Development Division) provided the following comments:

If these applications are approved, site plan approval will be required where servicing, grading, stormwater management, landscaping, etc. will be reviewed in further detail. It should also be noted that a noise study and lighting plan will be required as part of the complete site plan approval application. The Functional Servicing and Stormwater Management Report will have to be updated at that time too.

The City of Woodstock Parks Department provided the following comments:

- The applicant adjusted the proposed concept plan to retain the hedge along the eastern property line.
- A thorough review of the Landscape Plan and Tree Compensation Plan will take place through the site plan approval process.

The site plan submission should have consideration for the following:

- Perimeter trees are required every 10 m (32.8 ft) as per the City of Woodstock Landscape Guidelines;
- Trees required for compensation are above and beyond the minimum requirements of the Landscape Guidelines;
- Removals cannot happen until after site plan approval and compensation has been approved/received;
- Interior landscaping for the residential units will be required;
- Snow storage areas should be shown on the landscape plan;
- Plant material warranty should be noted on the plan.

Canada Post indicated that the proposed development will be served by centralized mail delivery.

The City of Woodstock Fire Department indicated that they have concerns regarding the distance from the existing municipal fire hydrant to the furthest principle entrance. It should not exceed 90 m (295.2 ft) for the unobstructed path of travel. The applicant will be required to provide further information, which can be addressed through site plan approval.

The County of Oxford Public Works Department indicated that they had no comments.



AMENDMENT NUMBER 272  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule attached hereto,  
constitutes Amendment Number 272 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 26 townhouse dwelling units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lots 12 & 13, Plan 1624, except Part 1, 41R-7641 in the City of Woodstock. The lands are located at the northeast corner of Devonshire Avenue and Lansdowne Avenue and are municipally known as 1185 & 1201 Devonshire Avenue.

## 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 proposal 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 underutilized 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 an arterial road and will have little impact on local streets with respect to increased traffic and vehicle turning movements. Based on the location of the proposal and the proposed number of units, County Public Works staff did not require a traffic impact study to facilitate the development.

Additionally, although the proposed townhouse development is higher in density than the surrounding residential uses, the form of development is considered to maintain the character of the area as the scale, size and type of the buildings are similar to other buildings in the immediate area and the type of development is typically permitted in both the low and medium density residential designations.

Further, Council is of the opinion that the proposed redevelopment is appropriate for the area as the lands have access to a variety of shopping, institutional and recreational facilities. More specifically, a commercial plaza, Notre Dame Secondary School, St. Michael's elementary school, Cree Park and Les Cook Park are all located within 1 kilometre of the subject lands. The site is also located adjacent to a public transit stop located on the south side of Devonshire Avenue.

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 0.6 ha (1.6 ac) in lot area and the applicant is proposing 26 units, which constitutes a residential density of approximately 40 units per hectare (16 units per acre). The medium density designation permits up to 70 units per hectare (30 units per acre).

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"

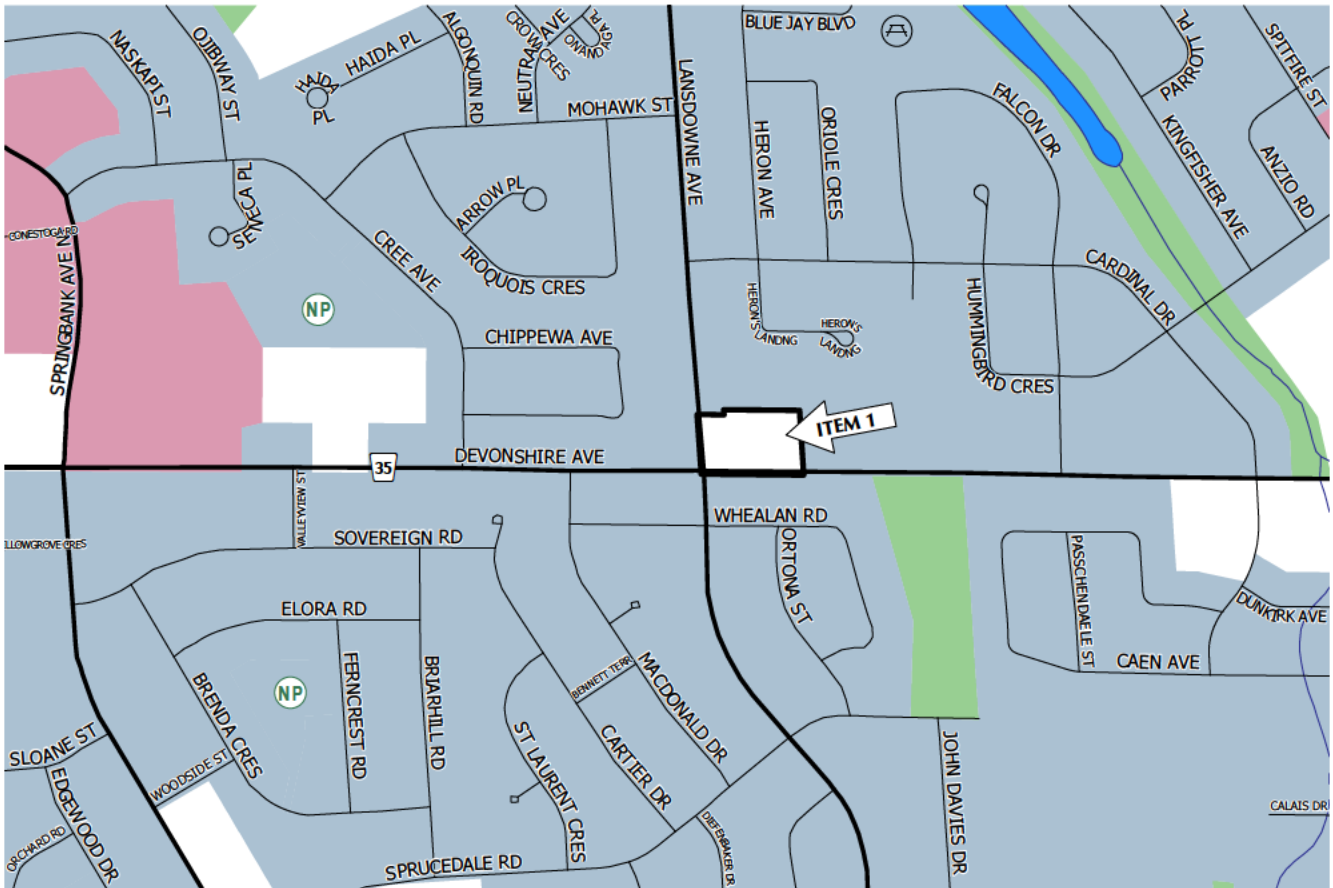
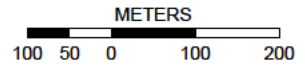
AMENDMENT No. 272

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 MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  PROPOSED PARK
-  NEIGHBOURHOOD PARK