

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"

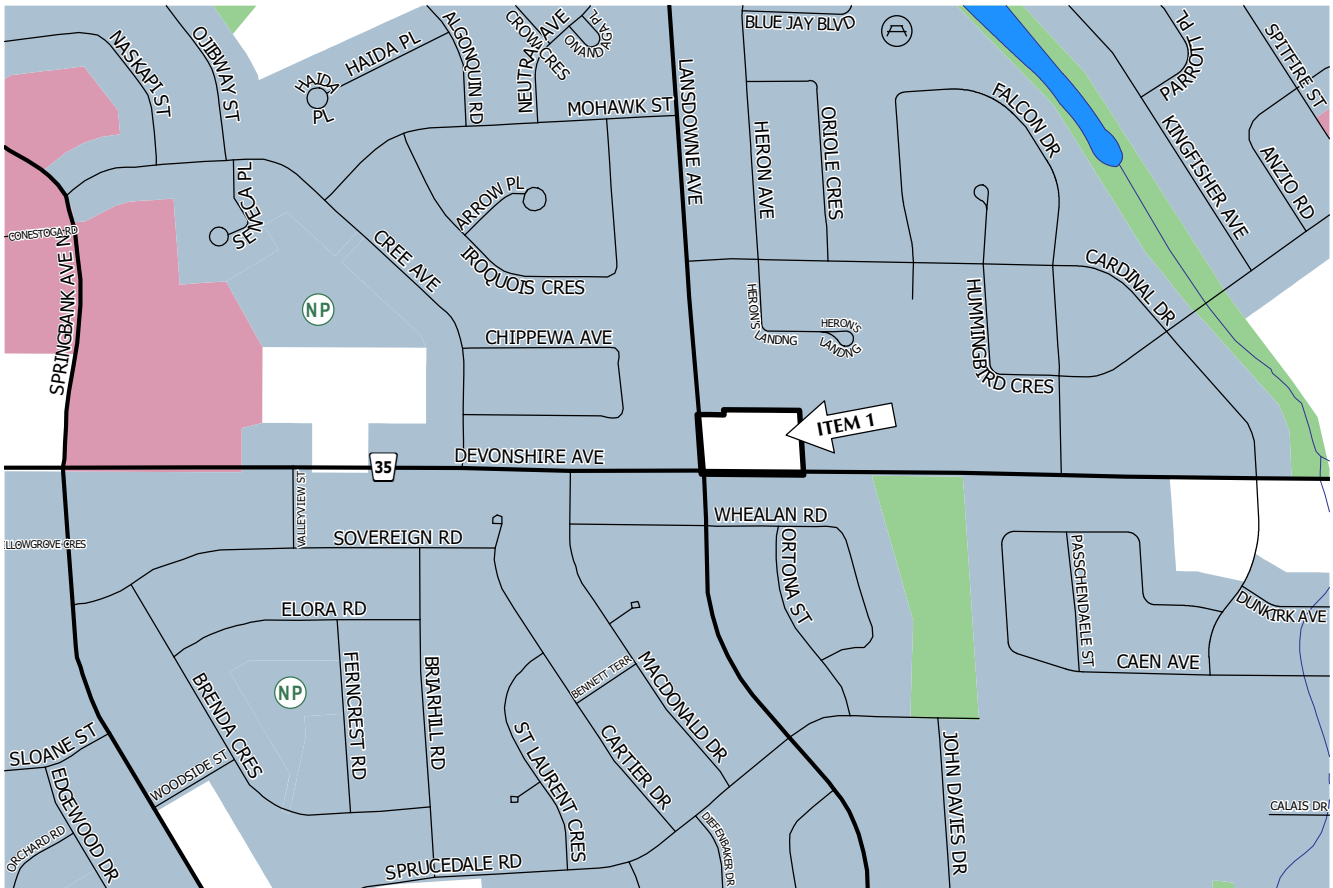
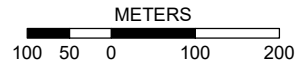
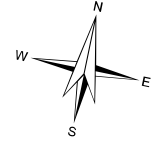
AMENDMENT No. 272

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