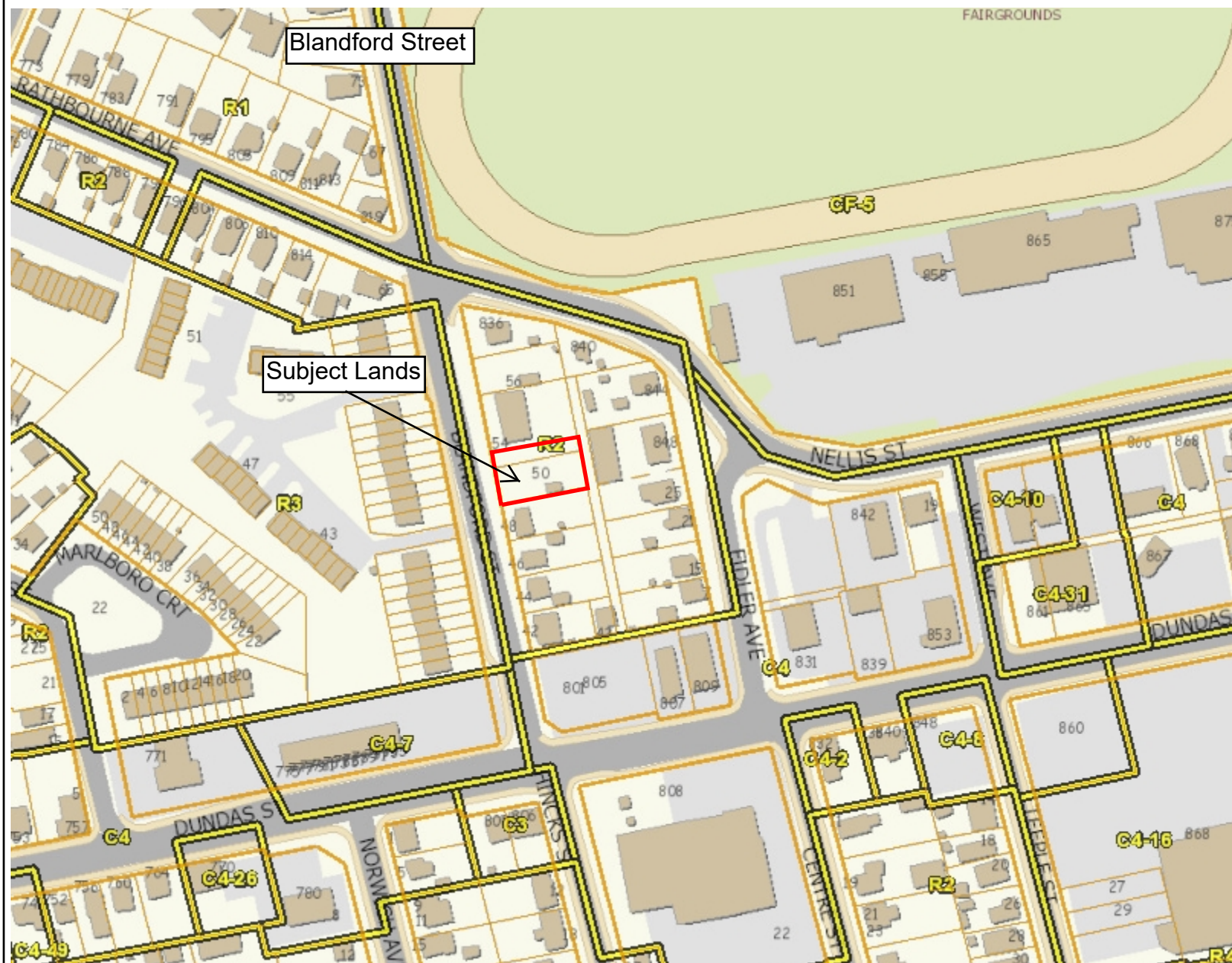


Plate 1: Existing Zoning & Location Map

OP 21-22-8 & ZN 8-21-26 - Benito Fuschino - 50 & 54 Blandford 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



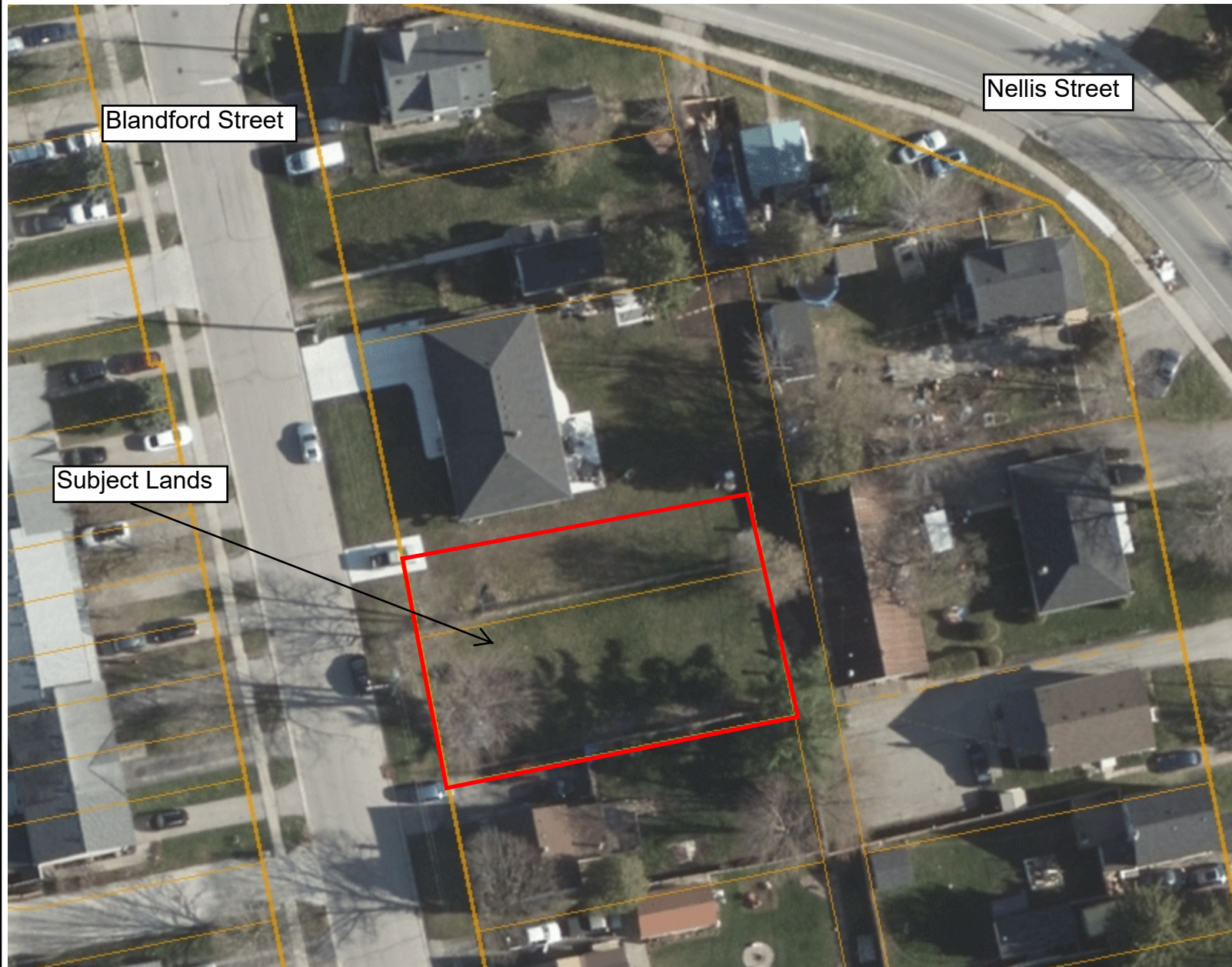
0 61 121 Meters

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

February 4, 2022



Legend

Parcel Lines

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

Notes



0 15 30 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

February 4, 2022

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

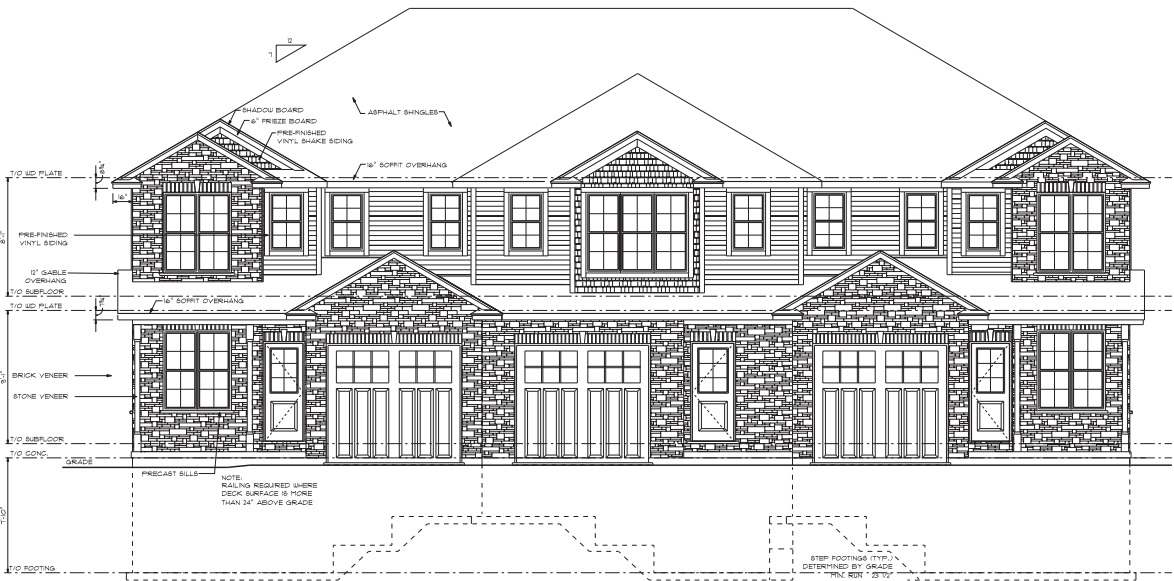
NOTES:
1. MATCH GRADES ALONG PROPERTY LINE
2. CREATE SWALE INSIDE PROPERTY LINE. REMEDIABLE ADJACENT GRADES..

LEGEND
- TYPE OF BUILDING TRI-PLEX DWELLING
- THIS PLAN IS FOR GRADING DESIGN ONLY
- SANITARY LATERAL INVERT UNKNOWN. SATISFACTORY FALL TO BE VERIFIED BY BUILDER PRIOR TO FOOTING BEING POURED.
P DENOTES PORCH
X 000.00 EXISTING ELEVATION
X [000.00] DENOTES PROPOSED ELEVATION
[] DENOTES BUILDING ENVELOPE

ASSOCIATION OF ONTARIO LAND SURVEYORS
APL 4/22
D. J. RATHBY
1684
VALID WHEN DATED & SIGNED BY PROFESSIONAL

CADD: JOBS2022/GP_A_22-020-10.DWG
FOR : BEN FUSHNIO
DRAWN BY: T.S. CHECKED BY : D.R.
FILE No. 22-020-10

Plate 4: Proposed Building Elevations
OP 21-22-8 & ZN 8-21-26 - Benito Fuschino - 50 & 54 Blandford Street, Woodstock



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVEL 4'-0" MIN. BELOW GRADE.
- REFER TO PLANS, SPECIFICATIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1" 1/2" TYP. CONC. REBAR COVERAGE
- TYP. TYP. CONC. STRENGTH (28 DAY) 30 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASPHALT CONC. BEARING CAPACITY - 180 psi
- CONSTRUCTION SEQUENCING:
 - BACKFILL WITHIN OF BUILDING (UNCOMPACTED SAND BACKFILL TO BE PLACED IN 150mm LIFTS)
 - EVENTUALLY AROUND STRUCTURE DESIGNED BY TRUSS MANUF.
 - COMPACT BACKFILL TO MIN. STANDARD PROCTOR.
 - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
 - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: WOODSTOCK

GROUND SNOW LOAD: 18 KPA (39.1 psf)

SPRINKLER SNOW LOAD: 148 KPA (32.3 psf)

DEAD LOAD: 0.48 KPA (10 psf)

WIND LOAD (180): 0.44 KPA (9.8 psf)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS

1/4" CONTROL JOINTS @ 30' O.C. MIN. IN POURED CONC. SLABS

ALL WOOD NO. 2 SPRUCE OR BETTER

MAX. BRICK LINTEL SPANS

4" BRICK/STONE O.B.C. 3' 0" 3.2

BL-1 4" V x 3 1/2" H x 1/4" T 8'-0"

BL-2 8" V x 3 1/2" H x 8/16" T 10'-0"

BL-3 6" V x 3 1/2" H x 1/8" T 11'-0"

BL-4 8" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO

RISE: MAX. 1 1/8"

RUN: MIN. 8 1/4"

TREAD: MIN. 8 1/4"

NOSE: MAX. 1"

HEADROOM: MIN. 6'-8"

UNIFORM RISE/RUN

LEGEND

● SOLID BEARING

○ 88 FOR GIRDER

▽ POINT LOAD

△ SINGLE JOIST

□ DOUBLE JOIST

⋈ TRIPLE JOIST

⋈ DOUBLE CEILING JOIST

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) FLY 2X12 G2 24 DRILLWALL NAILER & PLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE.
- ALL NOTING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNER DISCLAIMER

- THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE NOTIFIED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

TOTAL LOT COVERAGE: 3403 sq. ft. (336-8962)

PROPOSED RESIDENCE FOR
BEN FUSCHINO
50 BLANDFORD ST.
PROJECT NUMBER
2184-01

djDESIGN
Architectural • Energy • HVAC
Phone: (516) 539-9381 318 Hunter Street
Email: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4B 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND FOR THE QUALIFICATIONS AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION
REGISTERED UNDER DESIGN & ENGINEERING
TITLE OF THE BUILDING CODE
2184-01

DEREK JUKEMA 21859
SIGNATURE

FRONT & REAR ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 2023-03-08

DRAWN BY: HRS, JLR

DESIGNED BY: HRS

PREPARED BY: ATG

A-1

FINAL DRAFT
NOT FOR
CONSTRUCTION

AMENDMENT NUMBER 275
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules designated Schedule "A" attached hereto,
constitute Amendment Number 275 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6436-2022**

BEING a By-Law to adopt Amendment Number 275 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 275 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 Amendment 275 to the County of Oxford Official Plan 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 275 to the County of Oxford Official Plan, being the attached text and schedules, 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 11th day of May, 2022.

READ a third time and finally passed this 11th day of May, 2022.

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' to 'Medium Density Residential' to facilitate the development of 3 townhouse units on the lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 76 & 77, Plan 337 in the City of Woodstock. The lands are located on the east side of Blandford Street, between Nellis Street and Dundas Street and are municipally known as 50 Blandford 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 3 townhouse dwelling units on the subject property.

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 lands, available municipal services and infrastructure.

Council is of the opinion that the subject lands are suitable for medium density residential development as the property is located within close proximity to Dundas Street, being an arterial road and Nellis Street, being a minor collector road. As such, the 3 townhouse units are not anticipated to impact traffic and vehicle turning movements in the neighbourhood.

Council is also satisfied that the proposed townhouse development is suitable for the area as it is small in scale and is located directly across the street from a larger townhouse development. As such, Council is of the opinion that the proposed development is appropriate for the area as it will resemble the nature, character and scale of adjacent uses and is therefore not anticipated to have a negative impact on surrounding uses.

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, Woodstock Fairgrounds, Winchester Public School and Sutherland Park are less than 1 km from the subject property.

Further to the above-noted locational criteria, Council 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 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 0.08 ha (0.21 ac) in lot area and the applicant's proposal for 3 townhouse units constitutes a net residential density of approximately 37.5 units per hectare (14.2 units per acre). According to the definitions for residential density as contained in the Official Plan, this development falls within the medium density range.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as parking, grading, stormwater management, landscaping and privacy screening 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. 275

TO THE

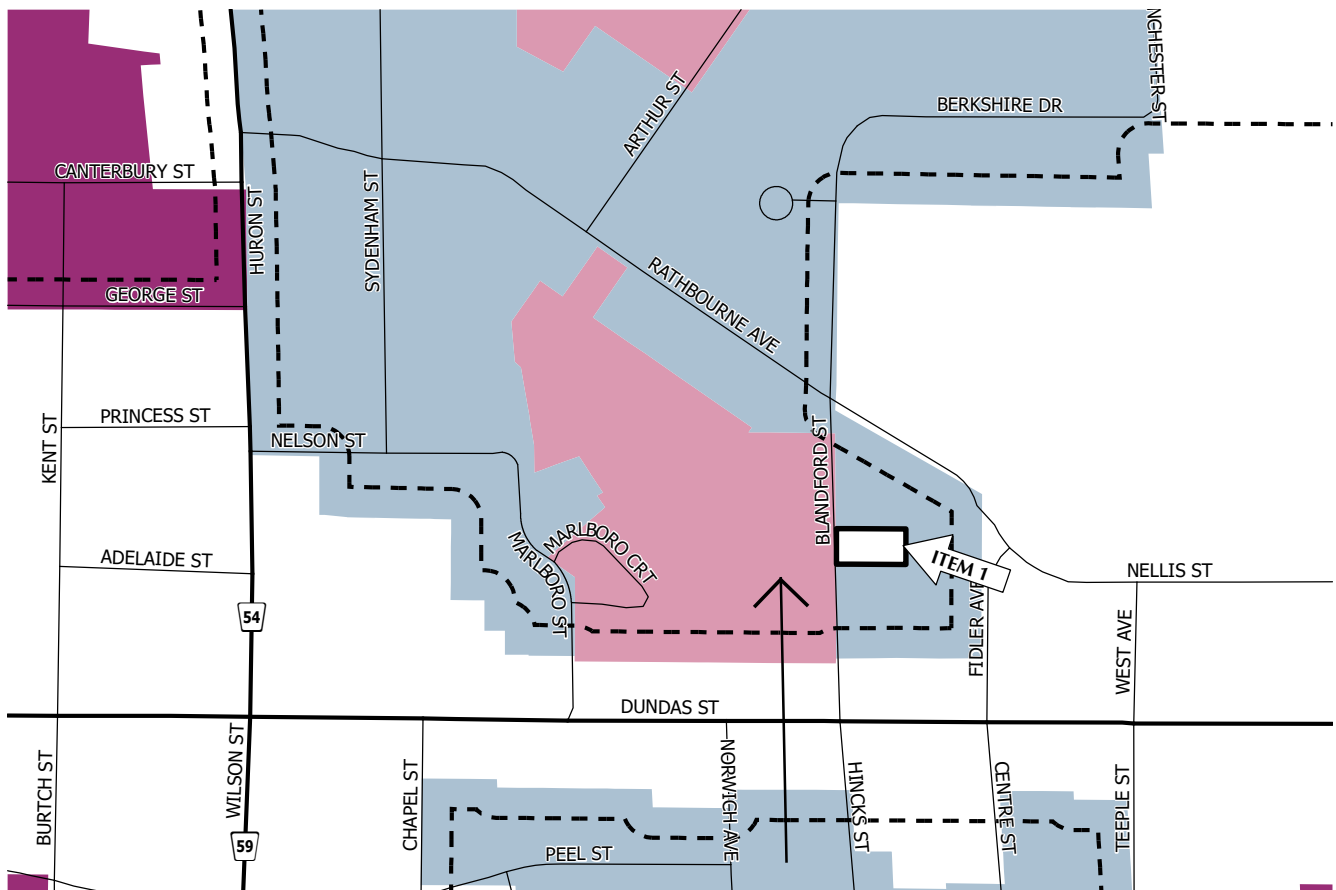
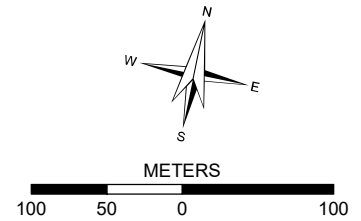
COUNTY OF OXFORD

OFFICIAL PLAN

SCHEDULE "W-3"

CITY OF WOODSTOCK

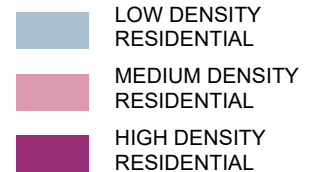
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL
TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY
PLAN**



--- COMMUNITY
PLANNING DISTRICT