

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.

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"

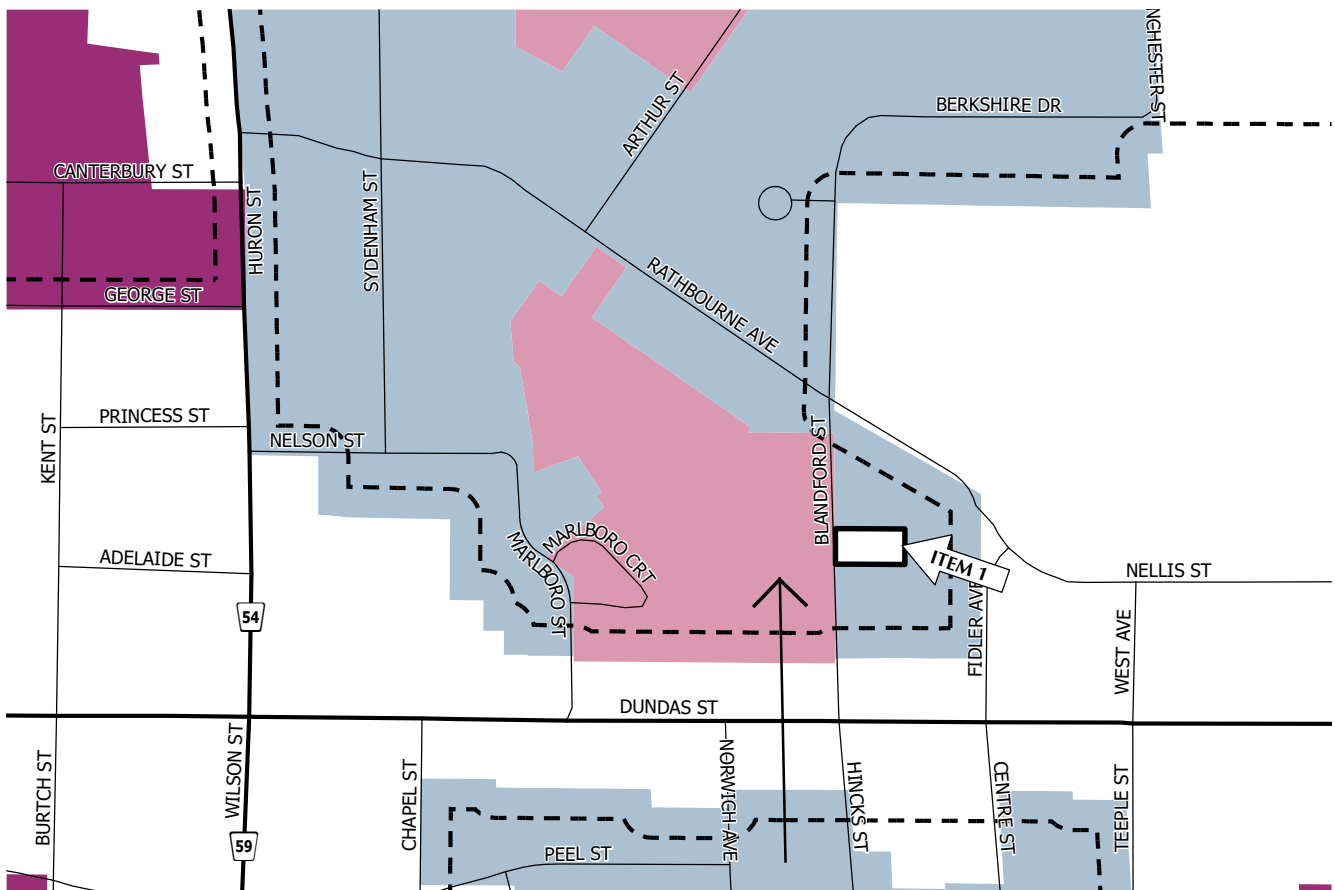
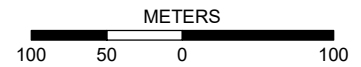
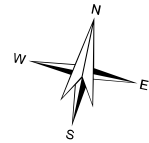
AMENDMENT No. 275

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"

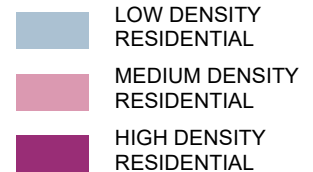
**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

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

**RESIDENTIAL DENSITY
PLAN**



--- COMMUNITY
PLANNING DISTRICT