

AMENDMENT NUMBER 279  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto,  
constitutes Amendment Number 279 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 'Entrepreneurial District' to a site specific 'Entrepreneurial District' with special policies that would permit a residential density of 178 units per hectare and a maximum height of 6-storeys for an apartment building.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Parts 2-5, Block 12, Plan 34, in the City of Woodstock. The lands are located on the north side of Main Street, from Wellington Street South to Reeve Street and are municipally known as 80 Wellington Street South, 503, 507 & 515 Main Street and 89 Reeve Street.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to amend the policies of the 'Entrepreneurial District' designation to increase the maximum density and building height permitted on the site to facilitate the development of a 6-storey apartment building with 50 residential units.

It is the opinion of Council that the proposed development is a form of infilling that promotes intensification and enhances the mix of housing types available within Woodstock. The form of development is also considered to be appropriate for the area as the development will be located in the City's Central Area. In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and supports the strategic initiatives and objectives of the Official Plan.

## 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 7.3.2 – The Central Area, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.3.2.4, *Specific Development Policies*:

“7.3.2.4.2 Northwest Corner of Main Street & Wellington Street South

On those lands located at the immediate northwest corner of Main Street and Wellington Street South, the maximum height of a residential apartment building shall not exceed 6 storeys and the total number of residential units shall not exceed 50.”

## 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.