

AMENDMENT NUMBER 287
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 287 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, to re-designate the subject lands from Traditional Industrial to Service Commercial.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Lot 23, Registered Plan No. 573, being Parts 13, 29 & 30, Reference Plan No. 41R9971, in the City of Woodstock. The lands are located on the south side of Dundas Street, between Beard’s Lane and Oxford Road 4 and are municipally known as 1290 Dundas Street, City of Woodstock.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate the subject lands from ‘Traditional Industrial’ to ‘Service Commercial’ to permit the expansion of an existing auto dealership.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal will protect and preserve employment areas for current and future uses, and is considered to be an efficient use of lands, available municipal services and infrastructure.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands, Council has considered the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 25 year planning horizon.

Based on the Hemson report, it was determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, Council is satisfied that re-designating the subject lands for service commercial purposes will not impact the City’s availability of employment lands.

Council is also of the opinion that the subject lands are suitable for service commercial use as they are located on an arterial road with close proximity to major transportation routes, and will facilitate an expansion of an existing service commercial use.

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-1"- City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Traditional Industrial" to "Service Commercial".

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

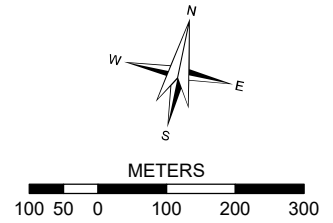
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 287

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-1"
**CITY OF WOODSTOCK
LAND USE PLAN**



LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM TRADITIONAL INDUSTRIAL
TO SERVICE COMMERCIAL

- SERVICE COMMERCIAL
- BUSINESS PARK
- TRADITIONAL INDUSTRIAL
- COMMUNITY FACILITY
- FLOODLINE