

January 11, 2023

# Woodstock Meadows

Draft Plan of Subdivision

Woodstock Meadows Developments Inc.

Oxford County Public Meeting

# Why Are We Here?



Introducing Draft  
Plan of Subdivision  
Application to  
County Council &  
the Public

This application  
**implements** the  
policy framework and  
development limit  
established through  
the **approved** Official  
Plan Amendment  
and **approved in  
principle** Zoning By-  
Law Amendment

Culmination of 5+  
years of technical  
study & design work

# Project History

## Part One

- 1. February 2017** – First Pre-Consultation Meeting with the City and County
- 2. March 2017 to January 2019** – Supporting Studies Completed:
  - i. Scoped Comprehensive Review to support bringing the lands into the Settlement Area;
  - ii. Secondary Plan to establish a land-use schedule for the site;
  - iii. Environmental Impact Study;
  - iv. Functional Servicing Report;
  - v. Noise & Vibration Feasibility Study; and
  - vi. Transportation Impact Assessment.
- 3. February 2019** – Official Plan Amendment Application Submitted
- 4. November 2019** – Revised Official Plan Amendment Application Submitted
- 5. August 2020** – Public Meeting held for the Official Plan Amendment
- 6. September 2020** - Official Plan Amendment adopted; comes into force & effect

# Project History

## Part Two

- 7. February 2021** – Pre-Consultation Meeting with City and County to discuss Draft Plan of Subdivision and Zoning By-law Amendment Applications
- 8. March 2021 to August 2021** – Technical and Background Studies Updated; Draft Plan of Subdivision prepared, incorporating findings and recommendations from updated studies
- 9. August 2021** – Draft Plan of Subdivision and Zoning By-law Amendment Applications Submitted
- 10. May 2022** – Supplementary Submission on the proposed Zoning By-law Amendment provided in response to comments from City and County staff
- 11. June 2022** – Revised Draft Plan of Subdivision and Servicing Plans submitted to address comments from City and County staff
- 12. November 2022** - Supplementary Submission on the proposed Zoning By-law Amendment provided in response to comments and questions from City and County staff
- 13. December 2022** – City of Woodstock Council endorses Draft Plan of Subdivision application and approves Zoning By-law Amendment application in principle



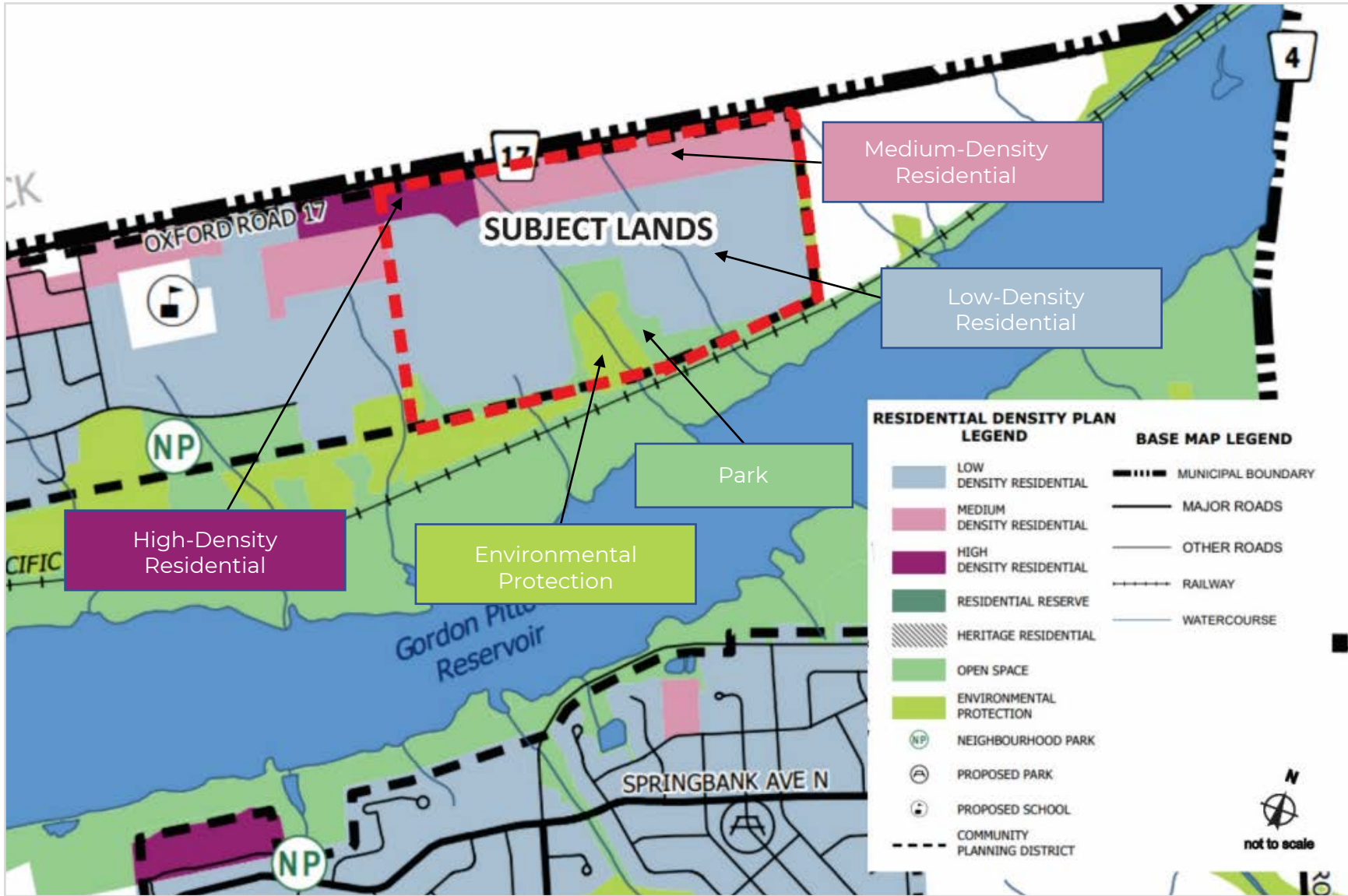


FIGURE. 01

## Official Plan Framework

Excerpt from Schedule 'W-3' – Residential Density Plan

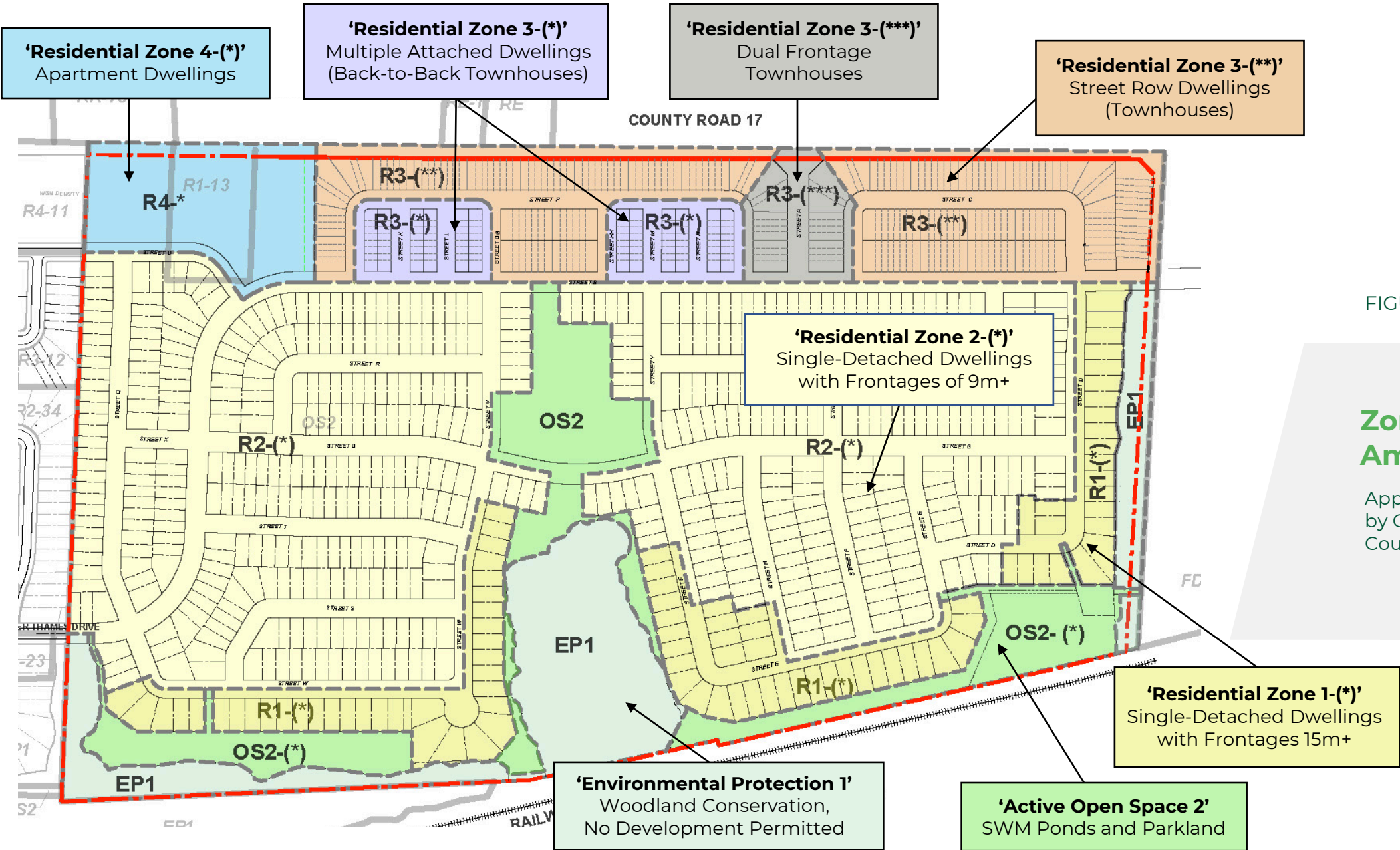


FIGURE. 02

### Zoning By-law Amendment

Approved in Principle by City of Woodstock Council





# Subdivision Design Principles

- Establishes environmental protection & enhancement – incorporates development limit to natural heritage features
- Centralized neighbourhood park & integrated trail connections
- Active mobility & vehicular connections to abutting subdivisions
- Implements range and mix of housing forms (established through the OPA)

# Tree Preservation and Replacement

## COMPENSATION:

**3 trees planted** for every **1 tree removed**  
and/or cash-in-lieu payment

- Detailed tree inventory undertaken
- Compensation/replanting plan to be prepared
- Woodlots on the south and east side of the site to be conserved with enhanced buffer areas
- New trees to be planted within buffers, SWM blocks, parkland, and along streets
- **Net increase** in the number of trees on-site post-development





# Draft Plan of Subdivision





## Natural Heritage





Natural Heritage + buffer areas to be **protected** through the Draft Plan of Subdivision

Natural Heritage + Buffer





**Natural Heritage,  
Buffer + Park Land**

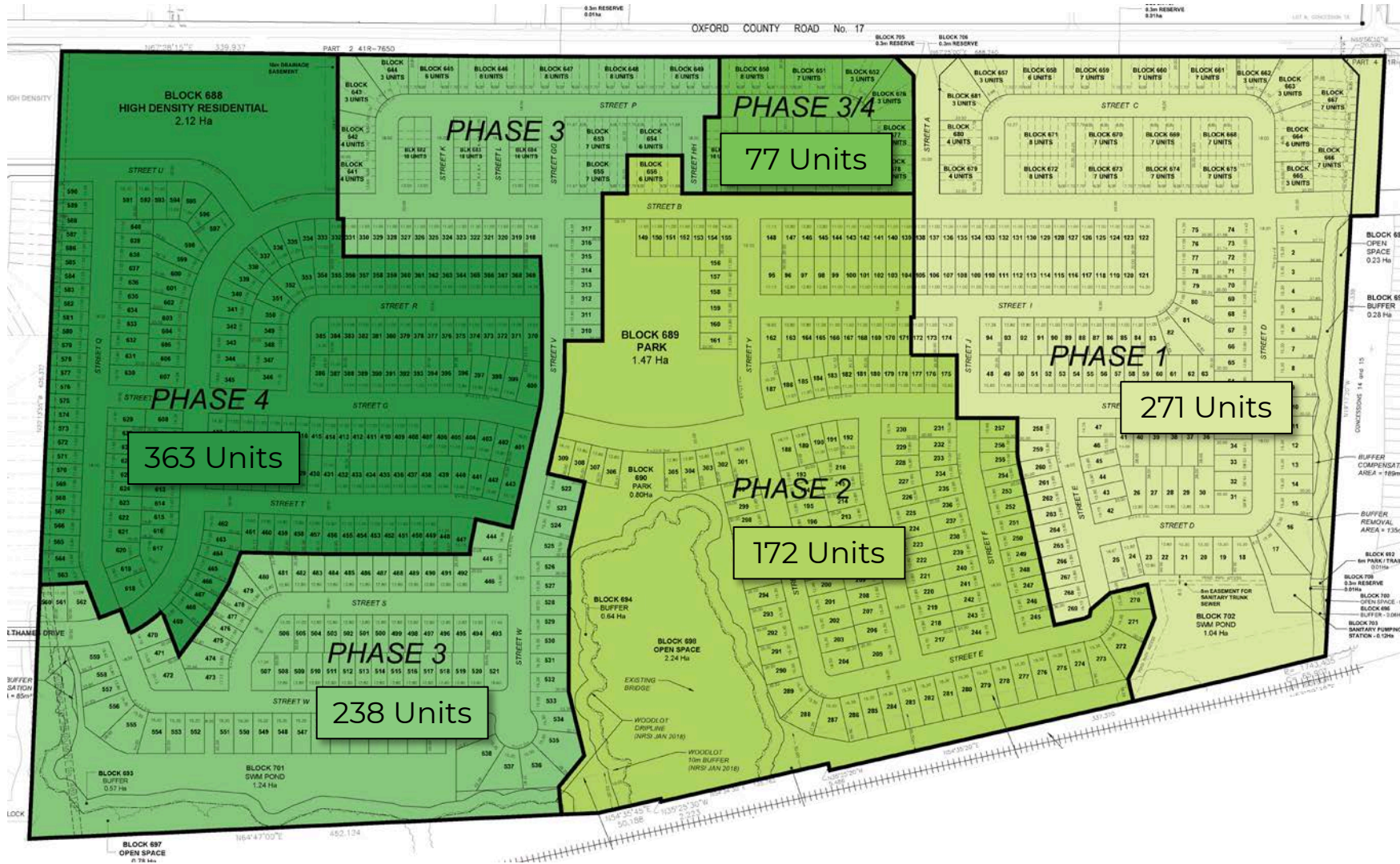












**Development Phasing**

# Background Studies

## Traffic

The road network can accommodate proposed development + background traffic + traffic from abutting developments

## Noise & Vibration

Acoustic barrier along Oxford County Road 17; central air conditioning required for units around edge of subdivision/in proximity to railway

## SWM

Quality & quantity controls incorporated into infrastructure; outflows below or equal to pre-development levels

## Servicing

Phased expansion of public services through the subdivision; pumping station to be constructed in Phase 1

## EIS

Established development limit; no impacts to significant natural features

# Conclusions



## The proposed Draft Plan of Subdivision Application is:

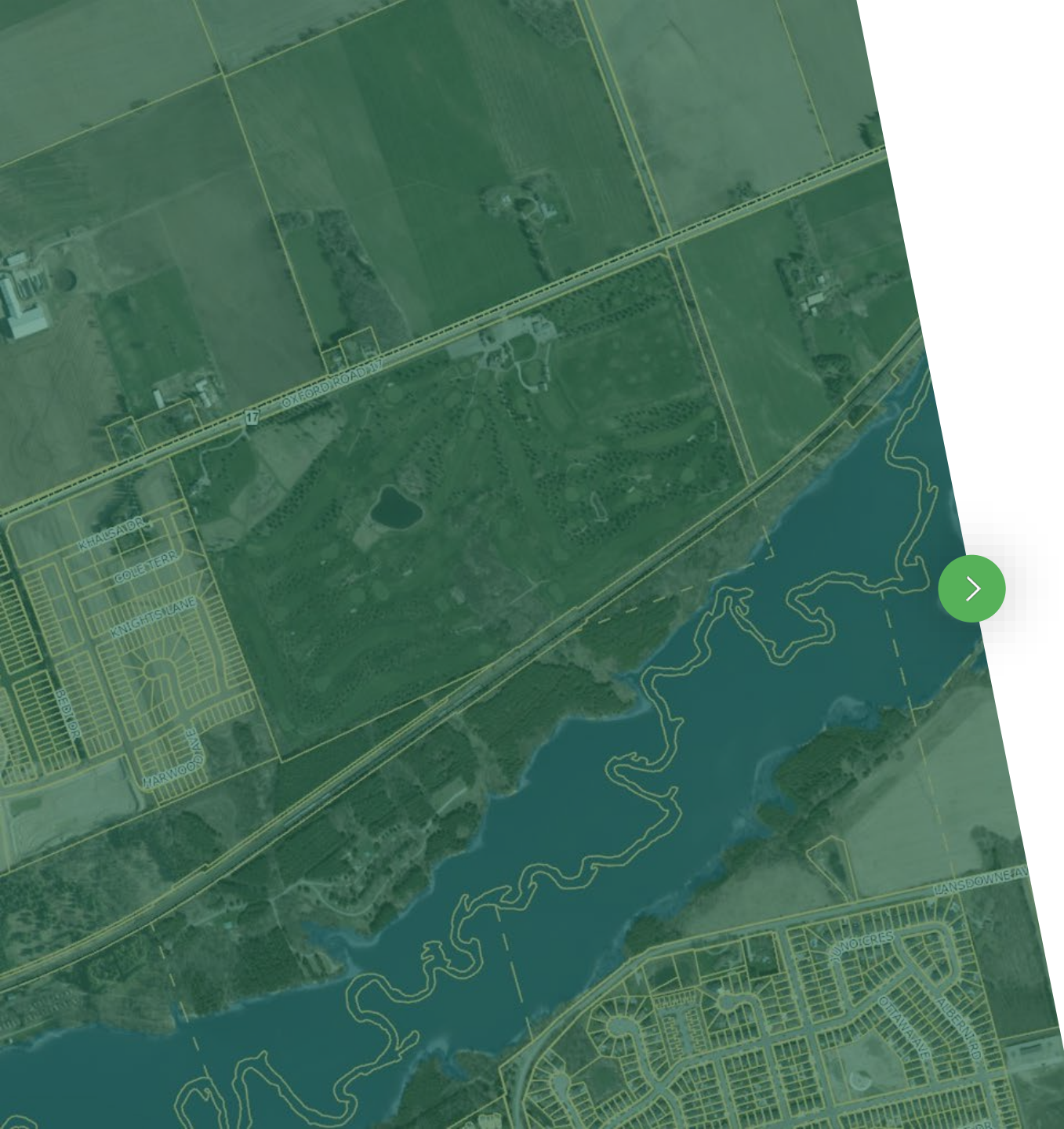
Consistent with the Provincial Policy Statement

Conforms to the Oxford County Official Plan

Maintains the general intent & purpose of the City of Woodstock ZBL

Represents sound land-use planning





# Thank You

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