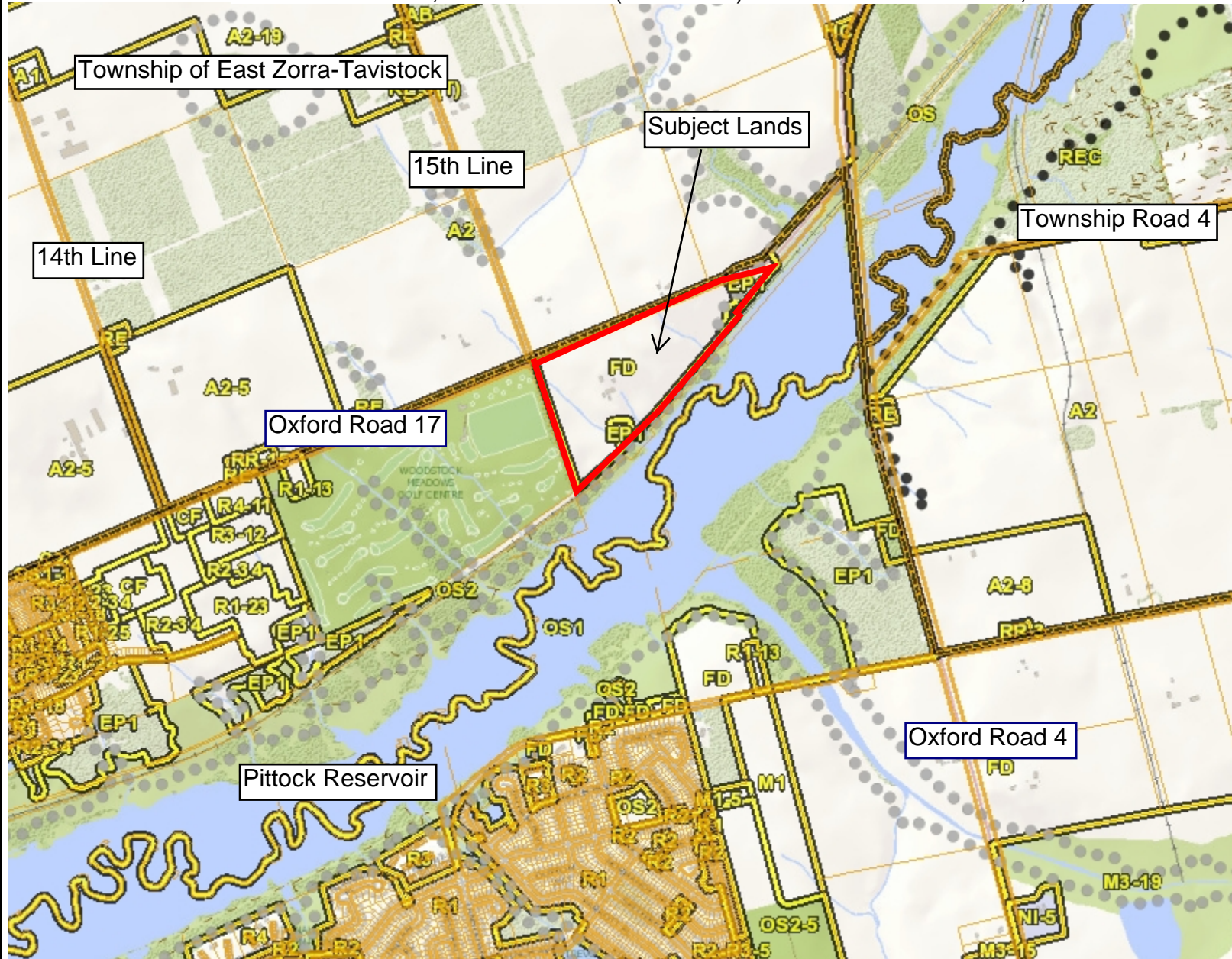




Plate 1: Existing Zoning & Location Map

File Nos: OP 21-10-8; SB 21-05-8 & ZN 8-21-12 - Thames Developments VI Inc.  
 Part Lot 5, Concession 15 (East Zorra)- 745422 Oxford Road 17, 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**



0 522 1,043 Meters



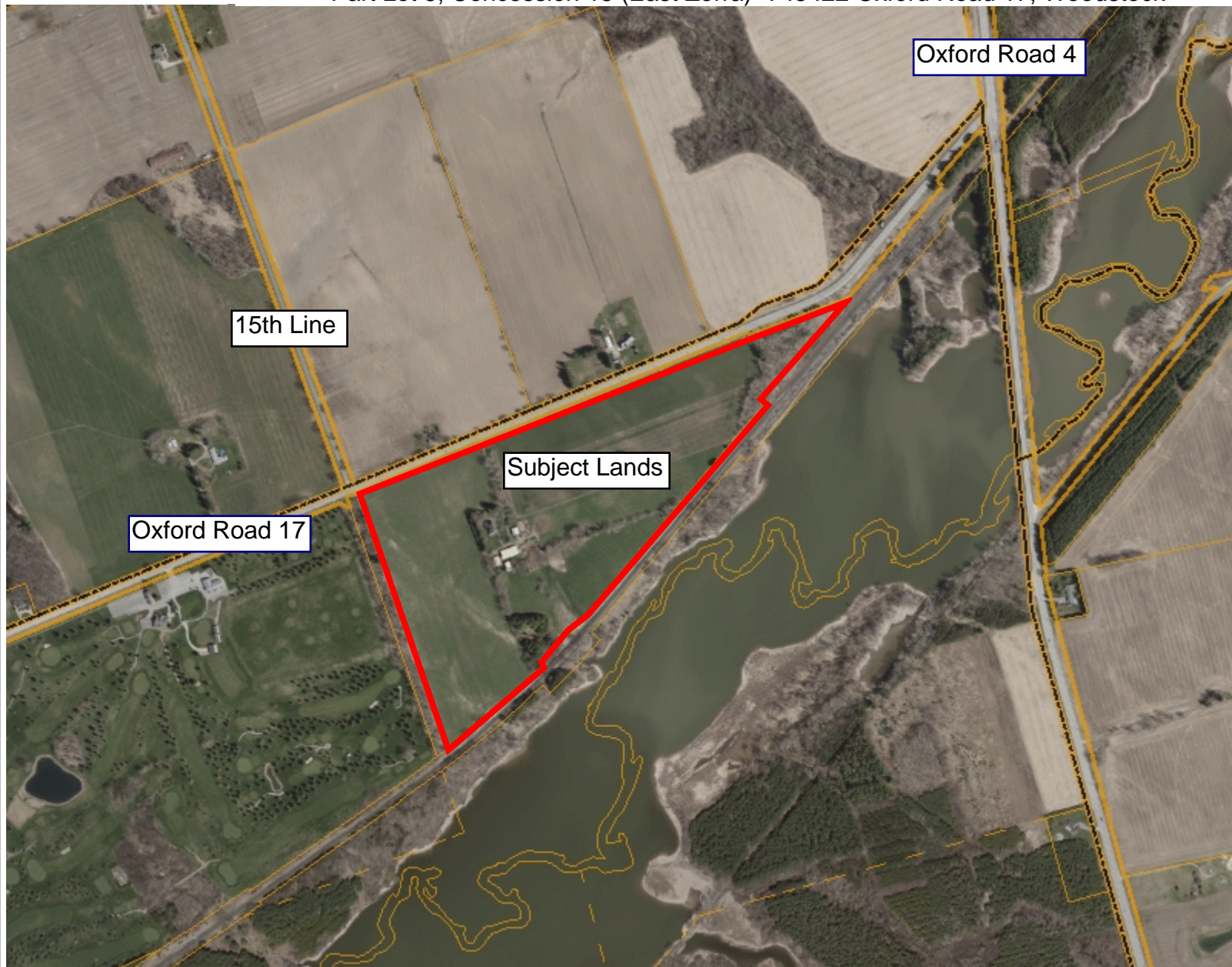
NAD\_1983\_UTM\_Zone\_17N



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

August 27, 2021





**Legend**

- Parcel Lines
- Property Boundary
- - - Assessment Boundary
- Unit
- Road
- - - Municipal Boundary

**Notes**



0 261 522 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

August 27, 2021





Schedule "A"  
To Report No. CP 2023-76

CONDITIONS OF DRAFT APPROVAL –  
SB 21-05-8 – Thames Developments VI Inc.

1. This approval applies to the draft plan of subdivision submitted by Thames Developments VI Inc. and prepared by Hill Design Studio Inc, as shown on Plate 3 of Report No. 2023-76 and comprising Part Lot 5, Concession 15 (East Zorra), in the City of Woodstock showing 125 lots for single detached dwellings, 178 townhouse dwellings, one block for future multi-unit residential development, 2 blocks for open space, 3 park blocks, 2 stormwater management blocks, served by an internal minor collector and local street network.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facility, electrical distribution systems, sidewalks, streetlights, trees and other matters pertaining to the development of the subdivision in accordance with the standards of the City of Woodstock.
3. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the satisfaction of the City of Woodstock.
4. The streets included in the draft plan of subdivision shall be named to the satisfaction of the City of Woodstock.
5. The owner agrees in writing that temporary turning circles and emergency access ways will be provided as necessary to the satisfaction of the City of Woodstock.
6. The Owner agrees that 1-foot reserves shall be conveyed to the City or County, as the case may be, free of all costs and encumbrances, to the satisfaction of the City and/or County.
7. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, that a stormwater management report, grading plan, and an erosion and sediment control plan be reviewed and approved by the City and UTRCA and further, the subdivision agreement shall include provisions for the Owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.
8. The Owner agrees in writing that fencing shall be installed adjacent to City-owned lands, natural heritage features, UTRCA lands, or as otherwise required by the City to the satisfaction of the City and UTRCA.
9. The subdivision agreement shall, as determined by the City, make provisions for the dedication of parkland or cash in-lieu thereof, in accordance with the relevant provisions of the Planning Act. The Owner further agrees that woodlot/buffer lands shall not count towards the dedication of parkland.
10. Such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.

11. Prior to the signing of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City's Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the City by an Ontario Land Surveyor retained by the Owner.
12. The owner agrees to update the Engineer's Report for the relocation of the Gould Municipal Drain in accordance with Section 4 of the Drainage Act, to the satisfaction of the Township of East-Zorra Tavistock.
13. The owner agrees that the City and County shall review and approve any cost sharing agreements between Woodstock Meadows Developments Inc and Thames Development Inc prior to the registration of any and each phase of the plan of subdivision.
14. The Owner agrees to provide the City with cash in-lieu of sidewalk to be installed in the future along the Oxford Road 17 frontage of the subject lands.
15. The Owner agrees to provide the City with cash in-lieu of street lights to be installed in the future along the Oxford Road 17 frontage of the subject lands.
16. The Owner agrees to implement the recommendations contained in the North Woodstock Phase 6 Transportation Impact Study by Paradigm Transportation Solutions Limited, dated April, 2021, including any amendments thereto, to the satisfaction of the County and City.
17. The Owner agrees to implement the recommendations of the Stage 1 Archaeological Assessment by The Archaeologists Inc., dated September 15, 2008, including the preparation and submission of a Stage 2 archaeological assessment to the satisfaction of the City, County, and MHSTCI.
18. The Owner agrees to implement the recommendations contained in the Preliminary Environmental Noise Assessment by MTE, dated March 25, 2021, (including any amendments) for noise generated from Oxford Road 17 and the CPR rail line. The Owner further agrees to have a qualified acoustical consultant prepare a Final Noise and Vibration Feasibility Study once finished grades and house locations have been established to the satisfaction of the City, County, and CPR. Details to be included in the subdivision agreement.
19. The Owner agrees to implement the recommendations contained in the Havelock Corners- Phase 6 Environmental Impact Study Addendum prepared by Natural Resource Solutions Inc., dated April, 2021 (including any amendments), including but not limited to a tree compensation for tree removal to the City to the satisfaction of the City; appropriate construction best management practices, vegetation plantings in the proposed buffer areas to the satisfaction of the City, and a Stewardship Brochure to be distributed to landowners with properties backing on to natural features to the satisfaction of the City.
20. The Owner agrees to implement the recommendations of the Functional Servicing Report, Thornton Parcel 6, by SCS Consulting Group Limited dated March 21, 2021, (including any amendments), including the preparation and submission of detailed servicing and grading plans to the satisfaction of the City.

21. The Owner agrees to plant street trees, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the City.
22. The Owner agrees in writing that all foundations of existing buildings will be removed from the lands to the satisfaction of the City and that necessary fill be placed and compacted to the satisfaction of the City.
23. Prior to any construction on the City-owned unopened road allowance (15<sup>th</sup> Line), the Owner shall prepare detailed roadway design and servicing drawings to the satisfaction of the City and County, and shall provide all required insurance certificates and satisfy all requirements, financial and otherwise, of the City of Woodstock.
24. The City agrees to reimburse the Owner for the 1.5m extra road width on select roads within the plan of subdivision.
25. Prior to the signing of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the City and County.
26. The Owner agrees in writing that where any phasing proposed to involve the registration of more than 26 units on a single access (i.e., cul-de-sac or development of a street that is intended to be extended in the future but does not have connection to another point of access), a temporary emergency access shall be provided to serve the lands or the limits of the Phase shall be revised to the satisfaction of the City.
27. The Owner agrees in writing to include an environmental warning clause in all purchase and sale or lease agreements for lands adjacent to Oxford Road 17 to the satisfaction of the City.
28. The Owner agrees that SWMF Blocks shall be appropriately landscaped and be conveyed to the City free of all costs and encumbrances and to the satisfaction of the City.
29. The Owner agrees that prior to City assumption of a SWMF that sediment in the SWMF be removed and disposed of in accordance with industry guidelines/requirements and to the satisfaction of the City.
30. The Owner shall submit a Tree Compensation Plan and Restoration Plan to the satisfaction of the City of Woodstock. The Tree Compensation and Restoration Plan shall address the removal of the Significant FOD5 community within the road allowance and address any changes to the size of the woodlands pre and post-development based on final lot grading and development plans. The implementation of the Tree Compensation and Restoration Plans shall be carried forward into the subdivision agreement.
31. The Owner shall provide written correspondence to the County which indicates that every property owner, benefiting from the sewage pumping station, has agreed to contribute their fair share to the construction costs of sewage pumping station, forcemain and appurtenances (located and designed as part of the adjacent plan of subdivision). The Owner shall further verify that these construction cost responsibilities shall be disclosed during future transaction of sale of land/property, if applicable. Furthermore, the Owner agrees in writing that no services shall be

connected to water or sanitary services until the sewage pumping station is fully commissioned and operational.

32. The owner agrees that the sanitary sewage pumping station, forcemain, genset and all appurtenances shall be constructed and commissioned to the satisfaction of the County and City prior to the issuance of occupancy permits.
33. The Owner agrees in writing that a 0.3 meter (1 foot) reserve along the Oxford Road 17 frontage of the subject lands will be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of Oxford County Public Works.
34. The Owner acknowledges in writing that access to the proposed multi-unit residential block will be limited to right-of-way located within the subdivision lands. Direct access to Oxford Road 17 will not be permitted for the multi-unit residential block.
35. The Owner agrees in writing that a road widening will be conveyed to the County of Oxford along the entire frontage of Oxford Road 17 to provide for a 15 meter right-of-way from the centreline of the road, free of all encumbrances and costs to the satisfaction of the County of Oxford.
36. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Noise and Vibration Feasibility Study prepared by MTE Consultants. These recommendations include (but not limited to): the installation of a 1.8 m acoustic barrier for all properties backing on to Oxford Road 17; Warning clauses shall be included in the property and tenancy agreements and offers of purchase and sale for the dwelling units to inform the future owners/occupants of the noise issues and the presence of the roadway and railway. The acoustical barrier shall be located on private property.
37. The owner agrees to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans in accordance with Oxford County Design Guidelines.
38. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan, subject to the approval of the County of Oxford Public Works Department.
39. Prior to the final approval of the subdivision plan, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Woodstock water and sanitary sewer systems to service the plan of subdivision.
40. The owner agrees in writing to satisfy all requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
41. Prior to final approval by the County, the owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works Department and City of Woodstock.

42. The owner shall agree in the Subdivision Agreement, with wording to the satisfaction of Oxford County Public Works, in all offers of purchase and sale for lots abutting the Sewage Pumping Station (SPS) in the adjacent development, prospective purchasers be advised that odour and other emissions from the nearby SPS may, from time to time, interfere with residential activities.
43. The Owner shall be required to construct all geometric modifications to County Road 17 as warranted in the Traffic Impact Study, including but not limited to: a westbound left-turn lane with 50 meters of storage at the intersection of Oxford Road 17 and future Upper Thames Drive; a westbound left-turn lane with 40 meters of storage at the intersection of Oxford Road 17 and 15<sup>th</sup> Line.
44. The owner shall submit a Final Environmental Impact Study Report which addresses the outstanding comments and concerns, and integrates the findings of the Hydrogeological Study and Water Balance Assessment to the satisfaction of the City of Woodstock and UTRCA.
45. The owner shall submit a detailed Grading Plan and Erosion and Sediment Control (ESC) drawings supported by notes, guidelines, standards, inspection, monitoring and reporting signed and dated by a P. Eng, to the satisfaction of the UTRCA. ESC measures will be required to be installed adjacent to the natural heritage features prior to site alteration.
46. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
47. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
48. Prior to final approval by the County, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
49. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 30 (inclusive), 32 & 44 have been met to the satisfaction of the City. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
50. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department that conditions 13, 16, 18, 25 & 31-43 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.



51. Prior to final approval by the County, the owner shall secure clearance from the Upper Thames River Conservation Authority that conditions 7, 8, 44, 45, & 46, have been met to the satisfaction of UTRCA. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
52. Prior to final approval by the County, the County of Oxford shall be advised by Canada Post Corporation that condition 47 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
53. The plan of subdivision shall be registered on or before March 8, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

THE COUNTY OF OXFORD

BY-LAW NO. **6516-2023**

**BEING** a By-Law to adopt Amendment Number 291 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 291 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 the Amendment 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 291 to the County of Oxford Official Plan, being the attached explanatory 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 8<sup>th</sup> day of March, 2023.

READ a third time and finally passed this 8<sup>th</sup> day of March, 2023.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 291  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto constitutes  
Amendment Number 291 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate certain lands in the City of Woodstock from 'Future Urban Growth' to 'Residential', 'Low Density Residential', 'Medium Density Residential', 'Open Space' and 'Environmental Protection', to facilitate the development of a residential draft plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 5, Concession 15 (formerly East Zorra) in the City of Woodstock. The lands are bound by Oxford Road 17 to the north and the Pittock Reservoir and the CP Railway to the south, and are municipally known as 745442 Oxford Road 17.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Future Urban Growth' to 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to facilitate the development of the lands for residential purposes. Lands currently designated 'Environmental Protection' will remain in this designation.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

The proposed development also respects significant natural heritage features, and supporting studies have been submitted and reviewed to demonstrate that the proposed residential development will not have a negative impact on the function and integrity of the natural features present on the property and in the vicinity.

Lands designated Future Urban Growth which are in and adjacent to the City of Woodstock that are south of Oxford Road 17 and east of 13<sup>th</sup> Line shall generally be developed for residential purposes, subject to the completion of a servicing strategy and secondary plan to determine the comprehensive land use policies and community design guidance for the area.

It is noted that secondary plans were completed for this area through the North Woodstock Area Plan, following the annexation of the lands from the Township of East-Zorra Tavistock into the City of Woodstock in July 2006. The Area Plan was implemented through OPA 144, adopted by Oxford County Council on May 27, 2009.

The Official Plan Amendment will generally implement the approved North Woodstock Secondary Plan, with appropriate changes to accommodate the development of the Woodstock Meadows draft approved plan of subdivision to the immediate west of the subject lands, which was not contemplated at the time that the broader Area Plan was completed.

The said lands will be subject to the North Woodstock Area Planning District site specific policies which recognize and encourage the use of alternative development standards for both road construction (i.e. reduced road allowances, limited use of cul-de-sacs) and lotting (reduced front yards, specialized lot types and sizes) to maintain consistency with development on the surrounding lands.

Council is also satisfied that the proposed amendment to the Official Plan to accommodate the residential development of the subject lands generally complies with the relevant policies of the Official Plan as it pertains to low and medium density residential development in the City of Woodstock and appropriate assessment of potential impacts on natural heritage features adjacent to the proposed draft plan of subdivision.

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 land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Future Urban Growth" to "Residential".
- 4.2 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto from "Future Urban Growth" to "Open Space".
- 4.3 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Future Urban Growth" to "Environmental Protection".
- 4.4 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".
- 4.5 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Medium Density Residential".
- 4.6 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 3" on Schedule "A" attached hereto as "Open Space".
- 4.7 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 4" on Schedule "A" attached hereto as "Environmental Protection".
- 4.8 That Schedule "W-3" – City of Woodstock Residential Density Plan is hereby amended by designating those lands identified as "ITEM 5" on Schedule "A" attached hereto as part of the abutting 'Community Planning District'.

- 4.9 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Open Space”.
- 4.10 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Environmental Protection”.
- 4.11 That Schedule “W-5” – City of Woodstock Transportation Plan, is hereby amended by including the area identified as “ITEM 1” on Schedule “A” attached hereto, as a ‘Minor Collector Road’.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

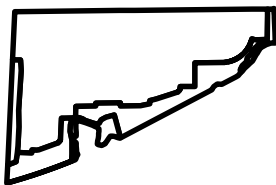
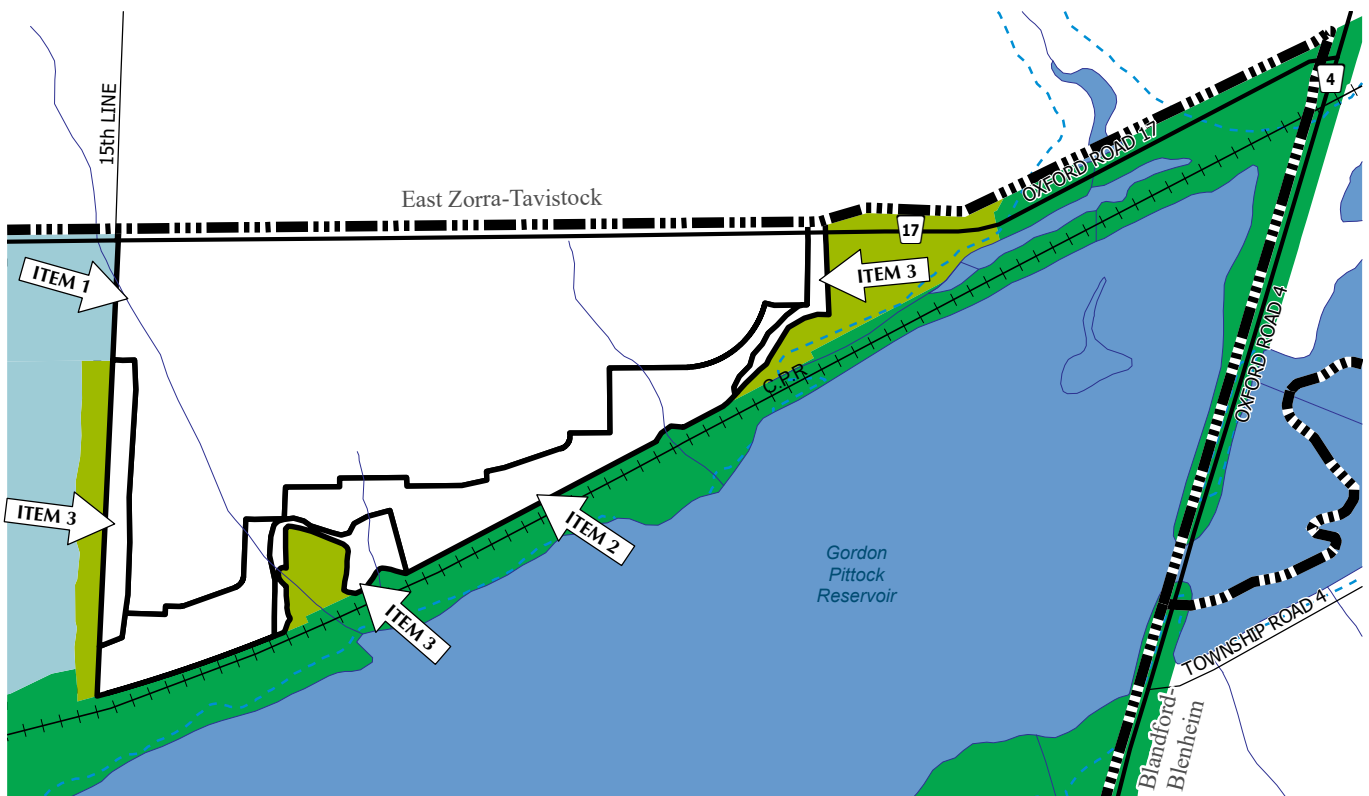
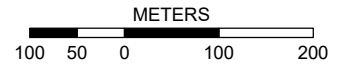
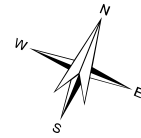
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.



SCHEDULE "A"  
 AMENDMENT No.291

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**

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

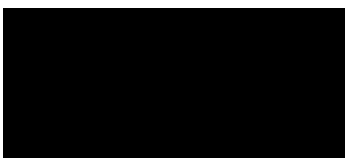


**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO OPEN SPACE
- ITEM 3 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION

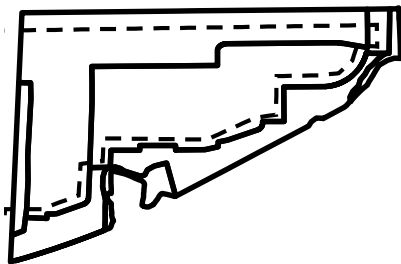
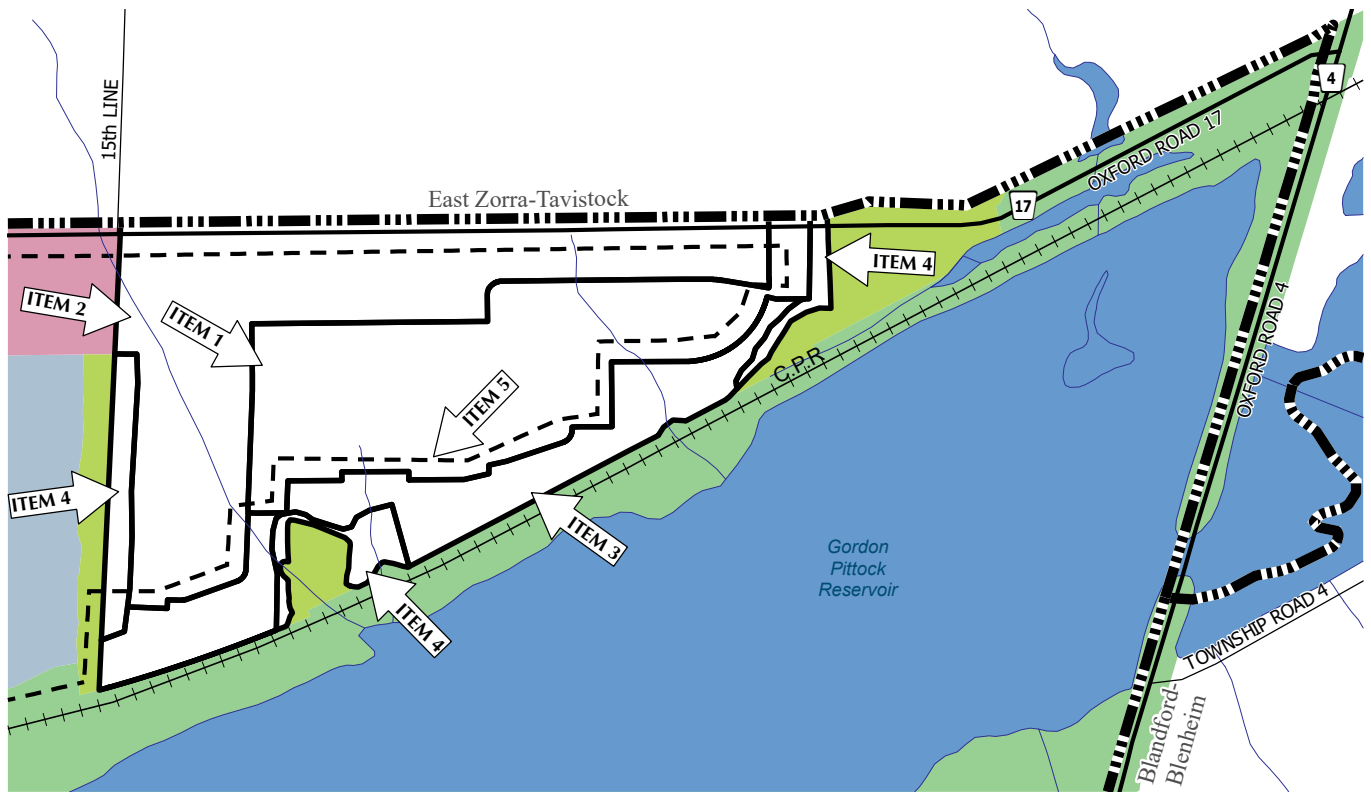
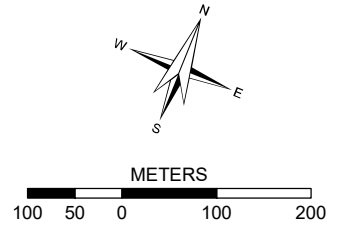
**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FUTURE URBAN GROWTH
- FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 291

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-3"  
**CITY OF WOODSTOCK  
 RESIDENTIAL DENSITY PLAN**

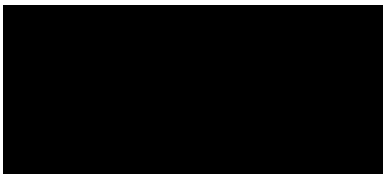


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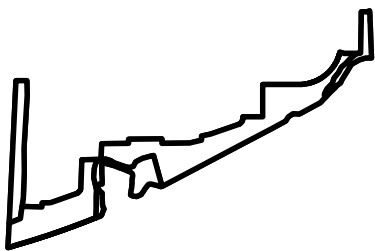
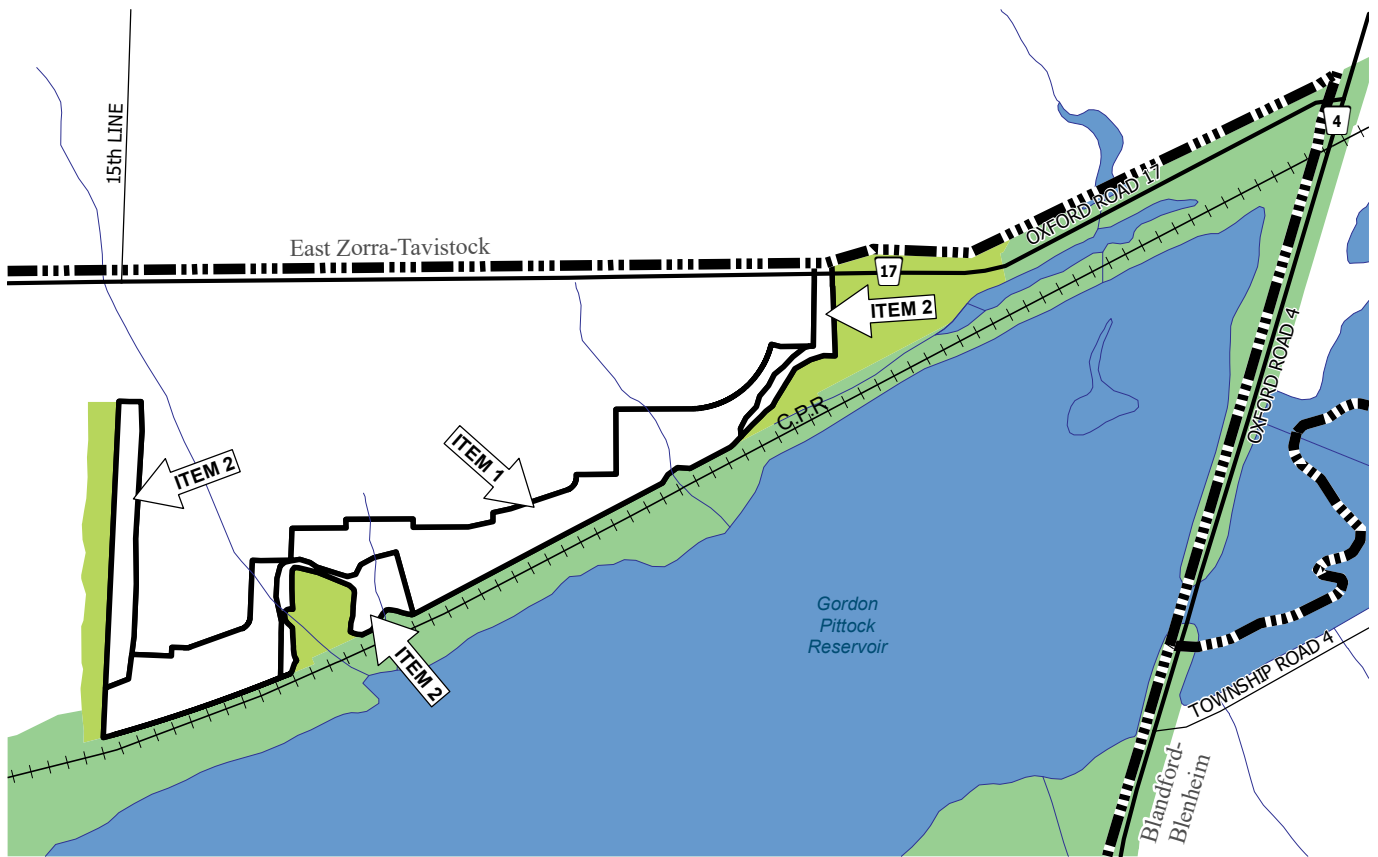
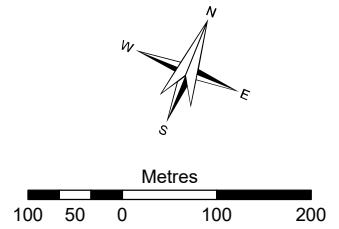
- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO OPEN SPACE
- ITEM 4 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - MODIFY COMMUNITY PLANNING DISTRICT

**RESIDENTIAL DENSITY PLAN**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- COMMUNITY PLANNING DISTRICT



SCHEDULE "A"  
 AMENDMENT No. 291  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-4"  
**CITY OF WOODSTOCK  
 LEISURE RESOURCES AND  
 SCHOOL FACILITIES PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO OPEN SPACE
- ITEM 2 - ADD TO ENVIRONMENTAL PROTECTION

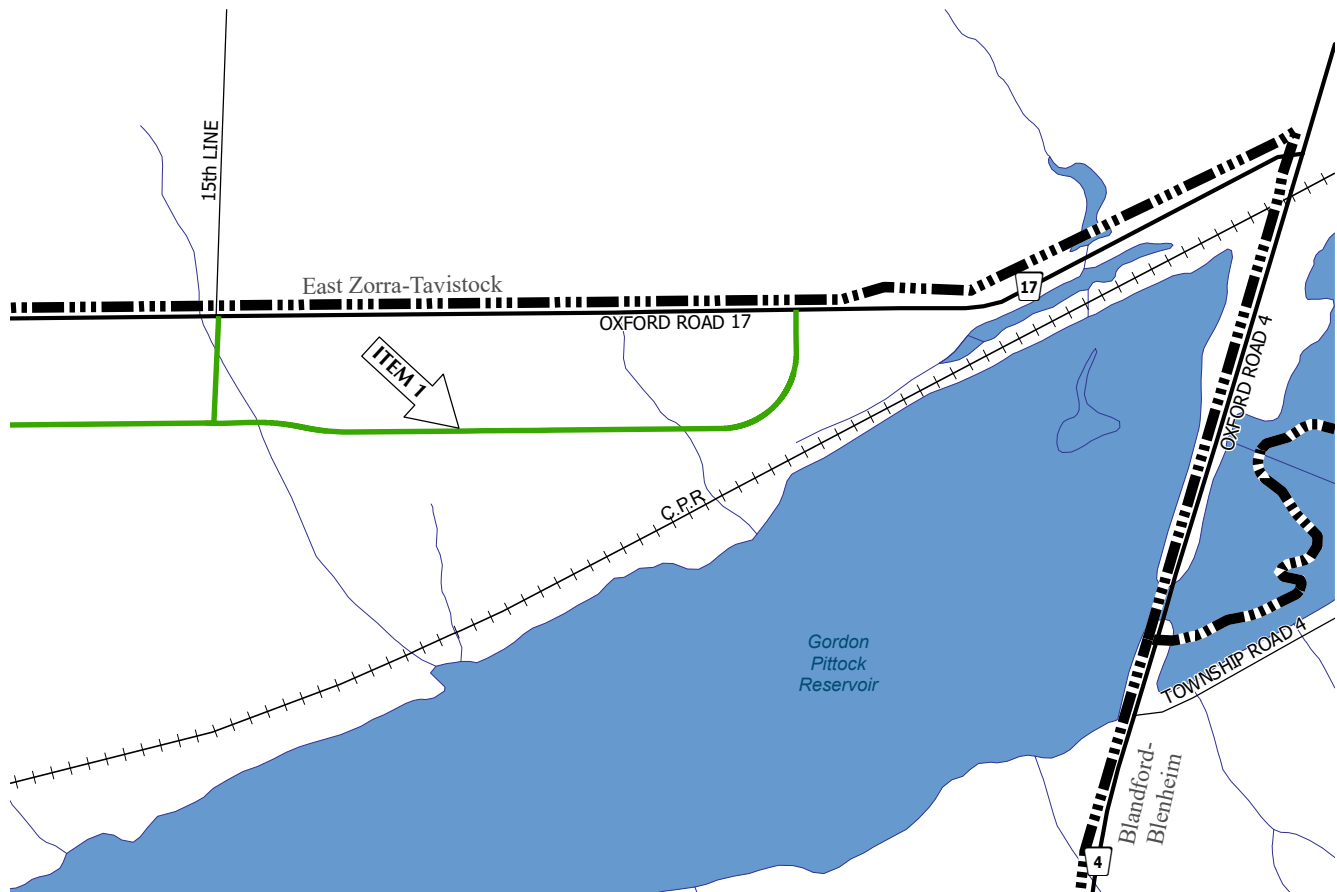
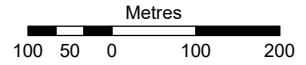
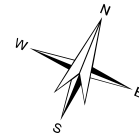
**LEISURE RESOURCES AND  
 SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION



SCHEDULE "A"  
 AMENDMENT No. 291

TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "W-5"  
**CITY OF WOODSTOCK  
 TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**  
 ITEM 1 - ADD MINOR COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
 LEGEND**

- County Road
- Minor Collector