

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 13th 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.

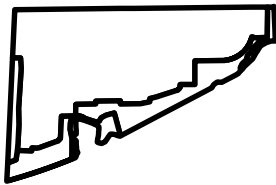
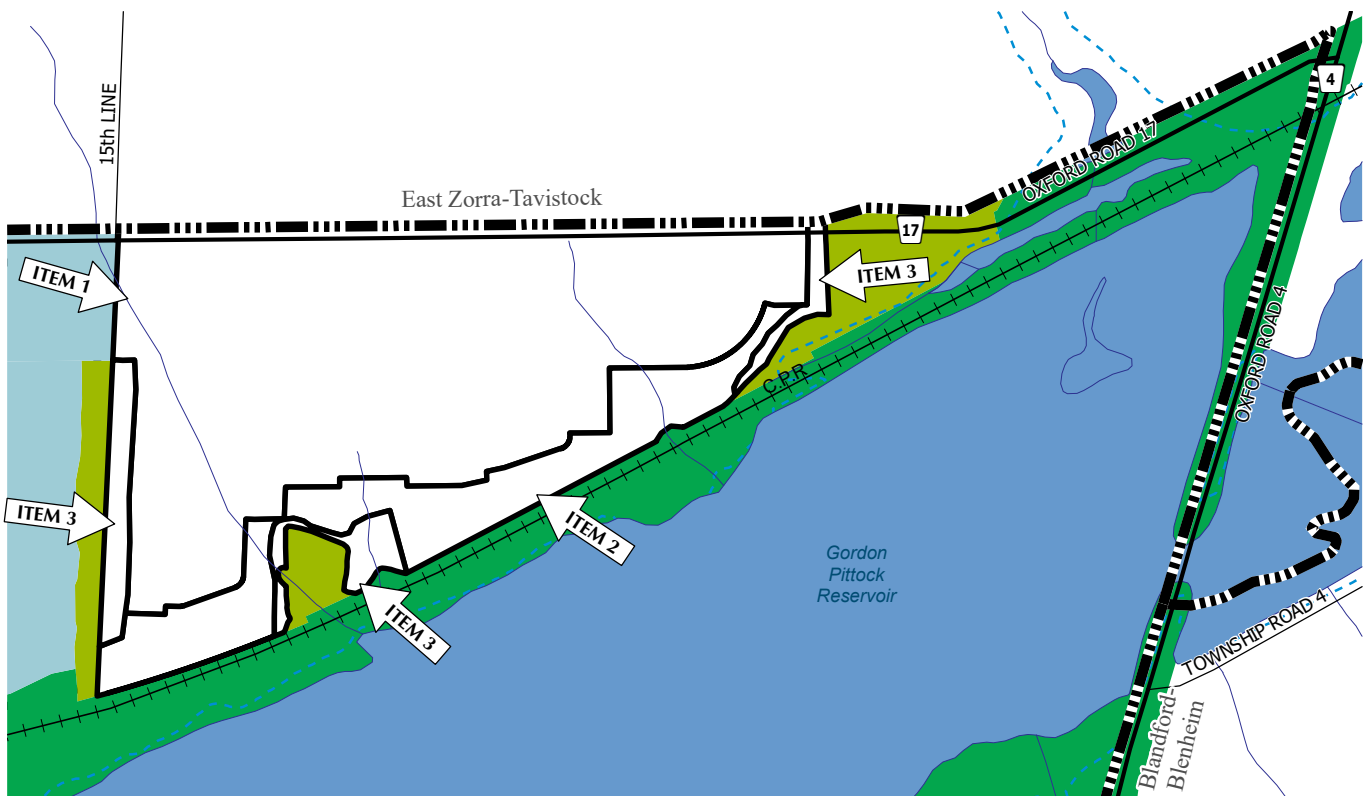
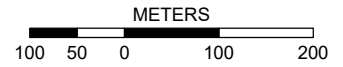
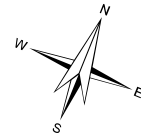
6.0 INTERPRETATION

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

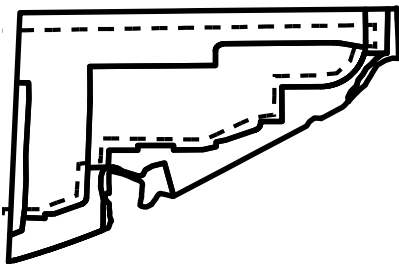
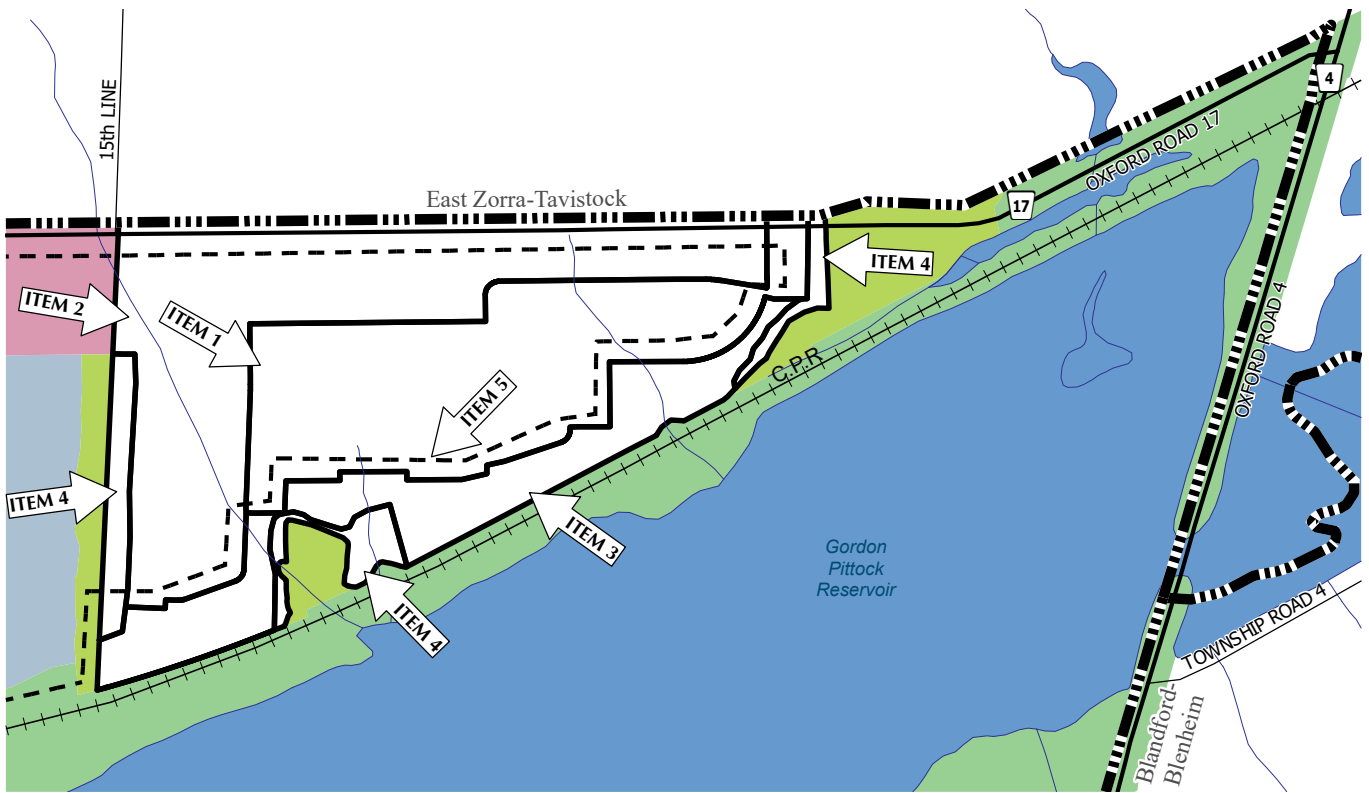
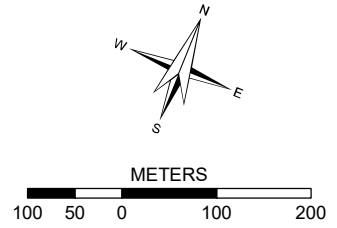
- ITEM 1 - CHANGE FROM FUTURE URBAN GROWTH TO RESIDENTIAL
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO OPEN SPACE
- ITEM 3 - CHANGE FROM FUTURE URBAN GROWTH TO ENVIRONMENTAL PROTECTION

**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**



- AREA OF THIS AMENDMENT

- 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"

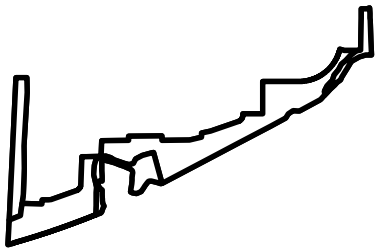
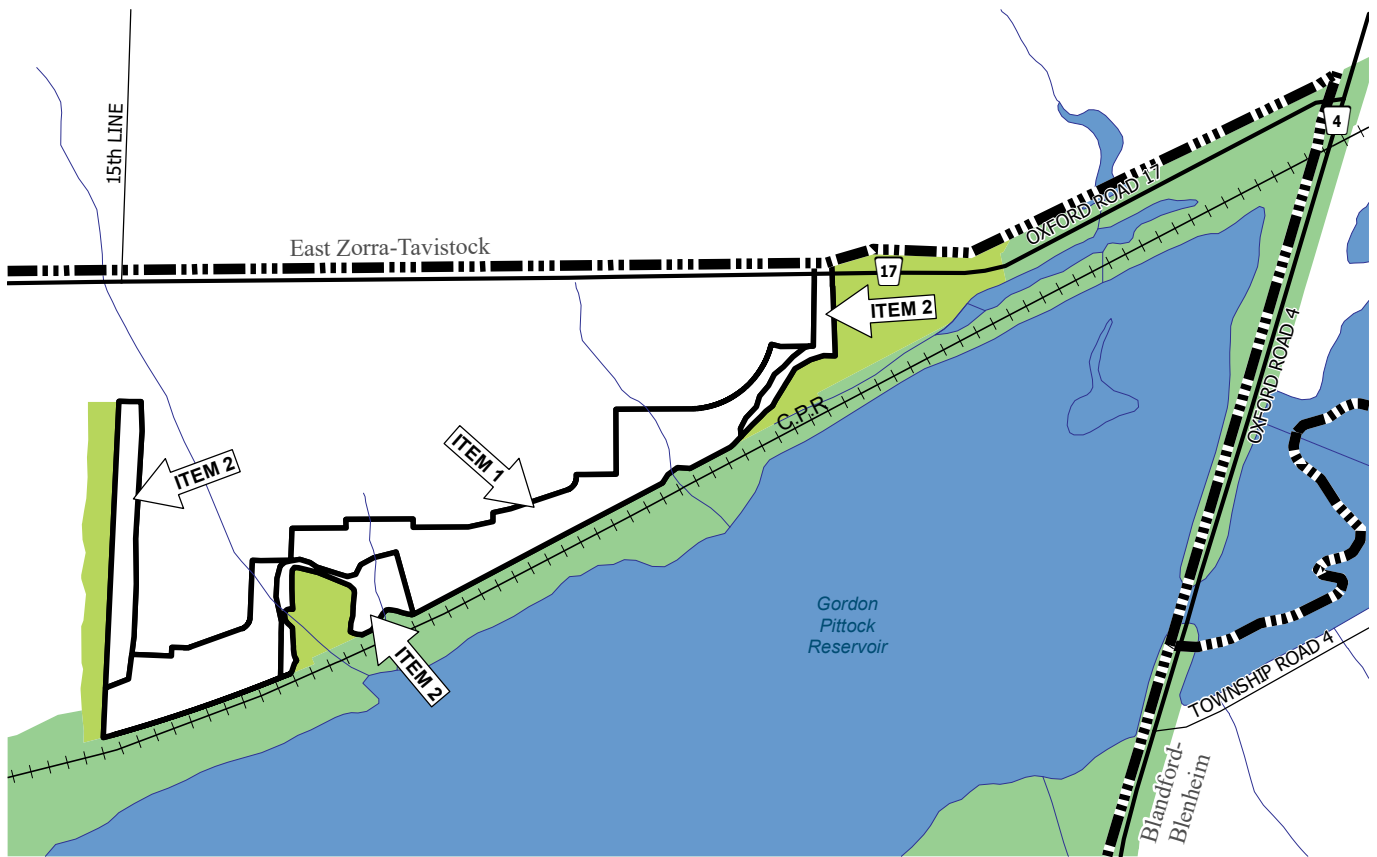
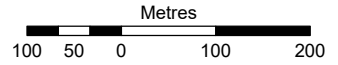
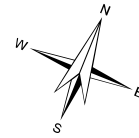
AMENDMENT No. 291

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

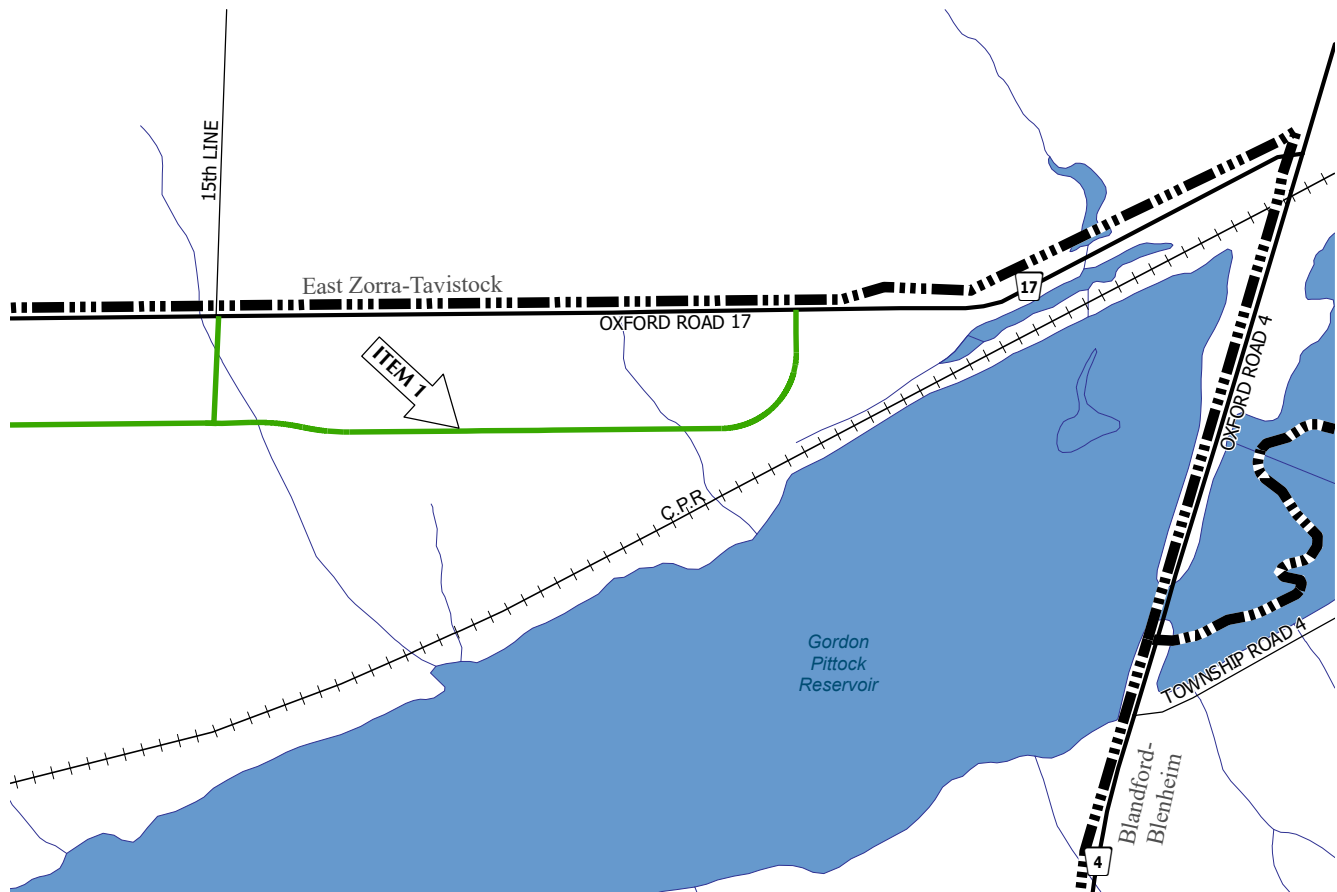
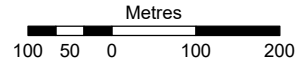
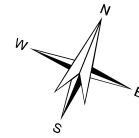
ITEM 2 - ADD TO ENVIRONMENTAL PROTECTION

**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