

- **Name**
John Bell
- **House #**
Enter the date of the meeting you wish to present to council
Thursday Feb 20, 2025
- **Which is your preference for attending the meeting.**
In Person
- **Will there be anyone other than yourself addressing Council?**
No
- **Use the space below to clearly outline your purpose for presenting to council. Provide a brief outline of your subject matter including your suggested outcome.**
Speaking to the Farhi Applications
OP 23-05-8, SB 23-02-8, ZN 8-23-07- Farhi Group, 401 Lakeview Drive, Woodstock-
Revised Proposal
To request council's support to initiate 5 changes to the application in regard to the safety and integration of the proposal with our adjacent Register Plan of Subdivision 41M-187 per section 51(24) of the Planning Act, and to request the establishment of an Environmental Protection Zone (EP2) around the 11 Large Public Space Trees along the property line bordering OR59 threatened by the required Acoustic Barrier and the proposed 6 meter setback that would enter and damage the critical root zone.

I will provide any attachments for display prior to noon on Wednesday Feb 19th.
- **Will you be providing any additional written information in addition to your summary above? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting**
No
- **Will you be providing any additional electronic information in addition to documents you will be attaching? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting**
Yes
- **Have you appeared before council to discuss the same topic in the past?**
No



County of Oxford Official Plan Chapter 10 Implementation Measures

10.3.3 Plans of Subdivision and Condominium

County Council and the Area Councils will evaluate applications for plans of subdivision or condominium on the basis of the requirements of the Planning Act as well as criteria including , but not limited to, the following

The plan is consistent with the objectives and policies of the Official Plan.

The plan is designed to reduce any negative effect on surrounding land uses, the transportation network, or significant natural features.

The plan is designed to be integrated with adjacent developments.

10.3.5 Zoning By-Laws and Non-Conforming Uses

The proposal will be compatible with existing land uses in the vicinity in terms of noise, odour, emissions, vehicular traffic, and visual intrusion and may be required to include measures that reduce nuisances, protect adjacent properties, and improve compatibility of the use with the surrounding area.

Proposals may be subject to site plan control to ensure land use compatibility.

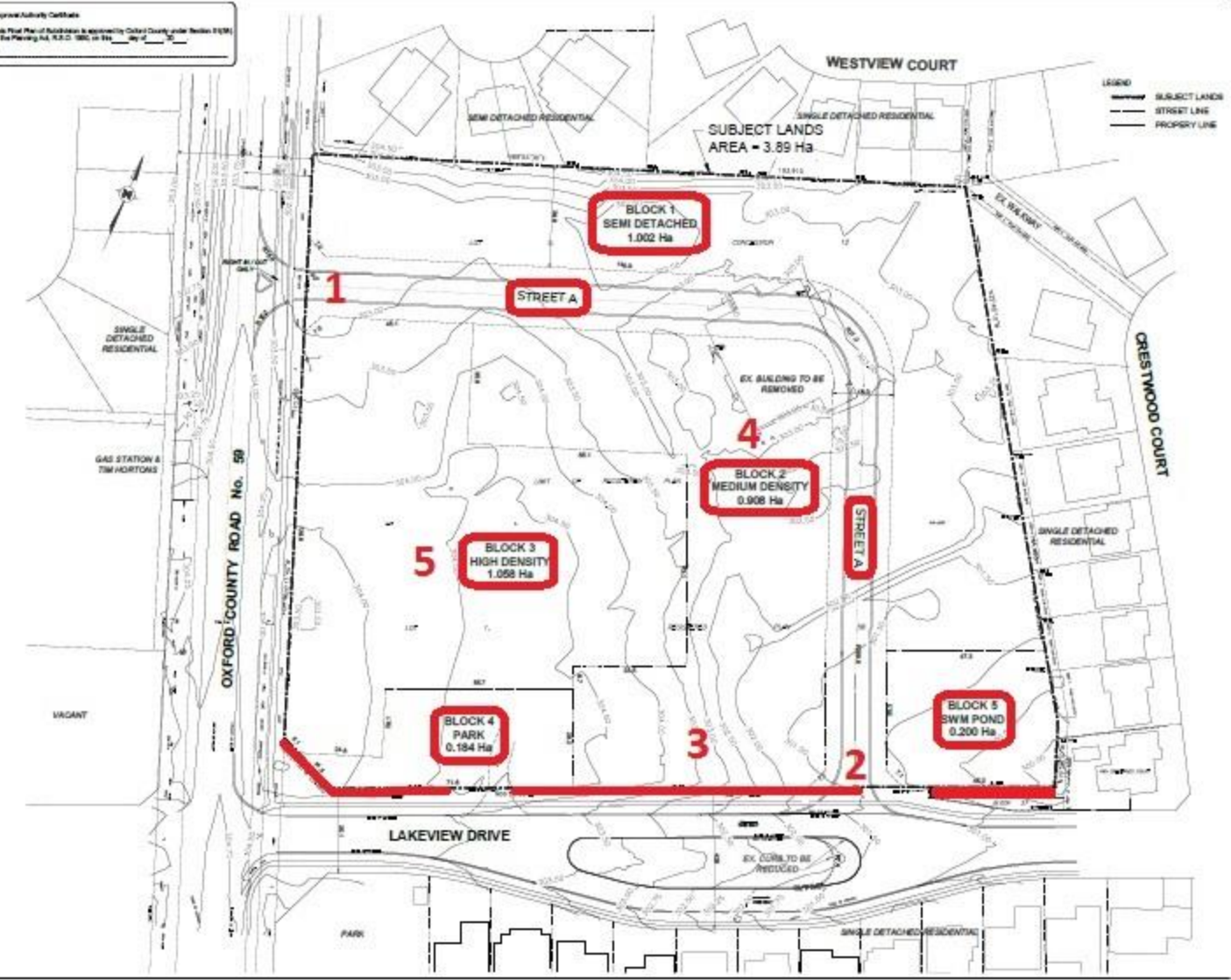
10.3.11 Site Plan Control

Site plan control is a mechanism used to achieve appropriate siting and massing of a development on a site and to ensure safety, attractiveness and compatibility of a development with the surrounding area.

To assist in encouraging the integration of new development with adjacent land uses, the Area Council may require public notification and a public meeting at the site plan approval stage in connection with:

other situations where the location, massing, and conceptual design of new development may significantly affect the character of the surrounding area.

Approval Authority Certificate
 This Final Plan of Subdivision is approved by Oxford County under Section 8(3) of the Planning Act, R.S.O. 1990, on this _____ day of _____, 20____.



LEGEND
 - - - - - SUBJECT LANDS
 - - - - - STREET LINE
 - - - - - PROPERTY LINE



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 6 CONCESSION 13
 (GEOGRAPHIC TOWNSHIP OF EAST ZORNA)
 AND PART OF LOT 1 REGISTERED PLAN 58
 IN THE CITY OF WOODSTOCK
 COUNTY OF OXFORD

DATE: 20-11-21
 PREPARED BY: Monteith + Brown
 CHECKED BY: Monteith + Brown
 DRAWN BY: Monteith + Brown



LAND USE SCHEDULE

LAND USE	Ha	%
SEMI-DETACHED BLOCK 1	1.002	26
MEDIUM DENSITY BLOCK 2	0.908	23
HIGH DENSITY BLOCK 3	1.058	27
PARKLAND BLOCK 4	0.184	5
SWM POND BLOCK 5	0.200	5
STREET A	0.542	14
TOTAL AREA	3.894	100

PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (Ha)	DATE
1	SEMI-DETACHED RESIDENTIAL	1.002	2021
2	MEDIUM DENSITY RESIDENTIAL	0.908	2021
3	HIGH DENSITY RESIDENTIAL	1.058	2021
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PROJECT: 401 Lakeview Road
 Woodstock
 Park Holdings Inc.
 DRAWING NO.: DP
 COUNTY FILE NO.:
 DATE: 20-11-21

Summary

1. Remove exit to OR59 in favor of Safe preplanned Lakeview West exit
2. Deny Deeming Bylaw to remove Reserve Block in favour of preplanned Lakeview East Exit
3. Replace infill Medium Density R3 Block on Lakeview with infill Low Density R1 Block
4. Deny 4 story Medium Density R3 units or limit Medium density R3 height to 11 meters.
5. Deny High Density R4 Block, reduced OR59 setback to 6 meters and visitor parking elimination
and
6. Consider EP2 or other protections of OR59 Public Space Boundary Trees.

OXFORD COUNTY ROAD N

STREET A

BLOCK 3
HIGH DENSITY
1.058 Ha* 232
BLOCK 3
7 STOREY
APARTMENTS
(160 UNITS)

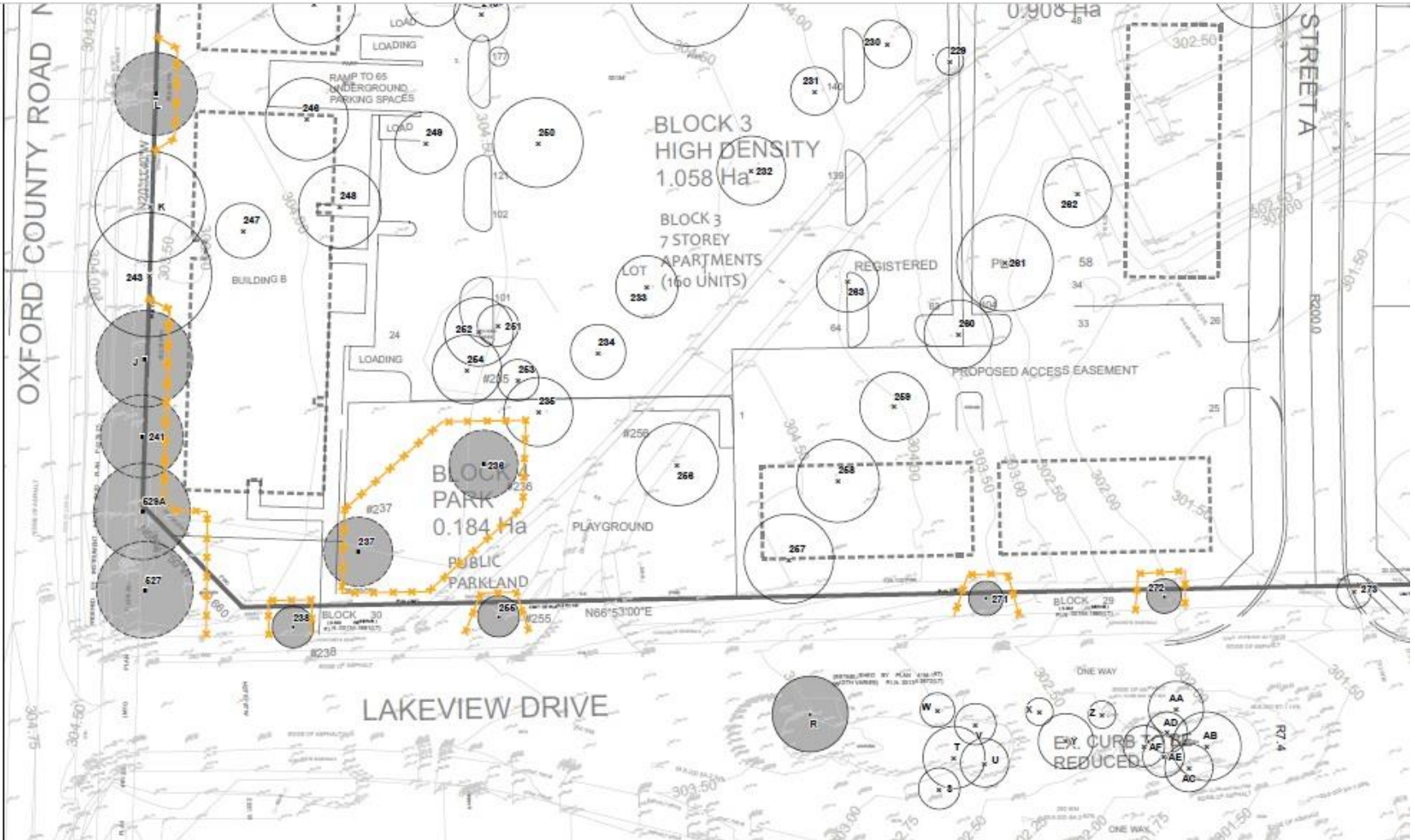
BLOCK
PARK
0.184 Ha
PUBLIC
PARKLAND

LAKEVIEW DRIVE

0.908 Ha

PROPOSED ACCESS EASEMENT

EX CURB
REDUCED





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THE CORPORATION OF THE CITY OF WOODSTOCK

BY-LAW NUMBER 8721-11

SITE PLAN CONTROL BY-LAW

APPROVAL BY CITY COUNCIL

9.0 COUNCIL APPROVAL AT TIME OF REZONING

In respect of any specific development, at the time Council recommends the approval of any zoning by-law for the development, Council may on its own initiation:

9.1. take over the powers of the Approval Authority to drawings and impose requirements pertaining to approve the plans and the development, and thereafter the Approval Authority shall not approve such plans and drawings or impose requirements pertaining to the development, except as provided by this clause;

9.2 hold one or more public meetings, at which time the owner shall be afforded an opportunity to be heard, for the purpose of considering the plans and drawings and requirements pertaining to the development, and as soon as practicable thereafter, make a recommendation concerning the approval of the plans and drawings pertaining to the development and any requirements under subsection 41 (7) of the Act, including the provision of any agreement required.