

To: Mayor and Members of Woodstock Council

From: Eric Gilbert, Manager of Development Planning, Community Planning

Request for Extension of Draft Approved Plan of Subdivision 32T-00001 – Villages of Sally Creek

REPORT HIGHLIGHTS

- The application proposes to extend the approval of a draft approved plan of subdivision for a two (2) year period.
- The draft plan was originally approved in October 2001. Draft approval has since been extended numerous times with the most recent extension being granted in 2020. The draft plan was scheduled to lapse on December 31, 2022, however, a temporary extension was granted by this Office to September 30, 2023.
- Planning staff recommend support of a two-year extension to provide additional time to satisfy the conditions of draft plan approval and allow for the registration of the final plan of subdivision.

DISCUSSION

Background

APPLICANT/OWNER:

Villages of Sally Creek Inc.
1401 Dundas Street Woodstock, ON N4S 8X8

LOCATION:

The subject lands are described as Part Lots 3, 4 & 5, Concession 11 (East Zorra) in the City of Woodstock. The lands are located on the west side of Oxford Road 59 and the south side of Oxford Road 17. The lands are commonly referred to as the Villages of Sally Creek subdivision.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Special Planned Unit Development Zone (PUD-1)

PROPOSAL:

A request has been submitted to extend the draft approval of a plan of subdivision (32T-00001) for a two (2) year period, to September 2024. The plan of subdivision was scheduled to lapse on December 31, 2022, however, the Planning Office extended draft approval until September 30, 2023 to provide an opportunity to further consider the applicant's request and bring the matter forward for Council's consideration.

The existing draft plan, which is commonly referred to as the Villages of Sally Creek, was originally approved in October 2001, comprising 154 lots for single-detached dwellings, 20 blocks for future low density residential development, one block for medium density, multi-unit development and an additional block for future community and institutional-type use. The original draft plan has been revised on several occasions and a number of phases have been registered providing a variety of housing types.

The draft plan and conditions have been subsequently extended in 2008, 2010, 2012, 2014, 2016, 2018 and 2020.

Plate 1 - Existing Zoning & Location Map indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2 – Subdivision Status Map, illustrates the extent of lands within the proposed plan that remain under draft approval.

Application Review

Agency Comments

The City of Woodstock Engineering Department (Development Division) and Oxford County Public Works Department indicated that they have no concerns with the request.

Planning Analysis

County Council granted draft approval to a plan of subdivision on the subject lands in October, 2001. The developer has registered a significant amount of the lands over years, as shown on Plate 2. The original draft plan has been revised on several occasions and a number of phases have been registered, providing a variety of housing types.

Planning staff note that two (2) year extensions are typically granted to ensure that the applicant is actively working towards registration of the approved plan as well as ensuring that sufficient municipal servicing capacity exists to accommodate the proposed development. Accordingly, Planning staff are satisfied that a two year extension would be appropriate for the approved draft plan of subdivision. It is therefore recommended that a two year extension be granted to September 30, 2025.

A resolution of City Council in support of the Owner's request is necessary in for the County to grant an extension of the draft approval.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock advise Oxford County that the City supports a 2-year extension to the draft approval of the Villages of Sally Creek subdivision (32T-00001), for lands described as Part of Lots 3, 4 & 5, Concession 11 (East Zorra) in the City of Woodstock to September 30, 2025.

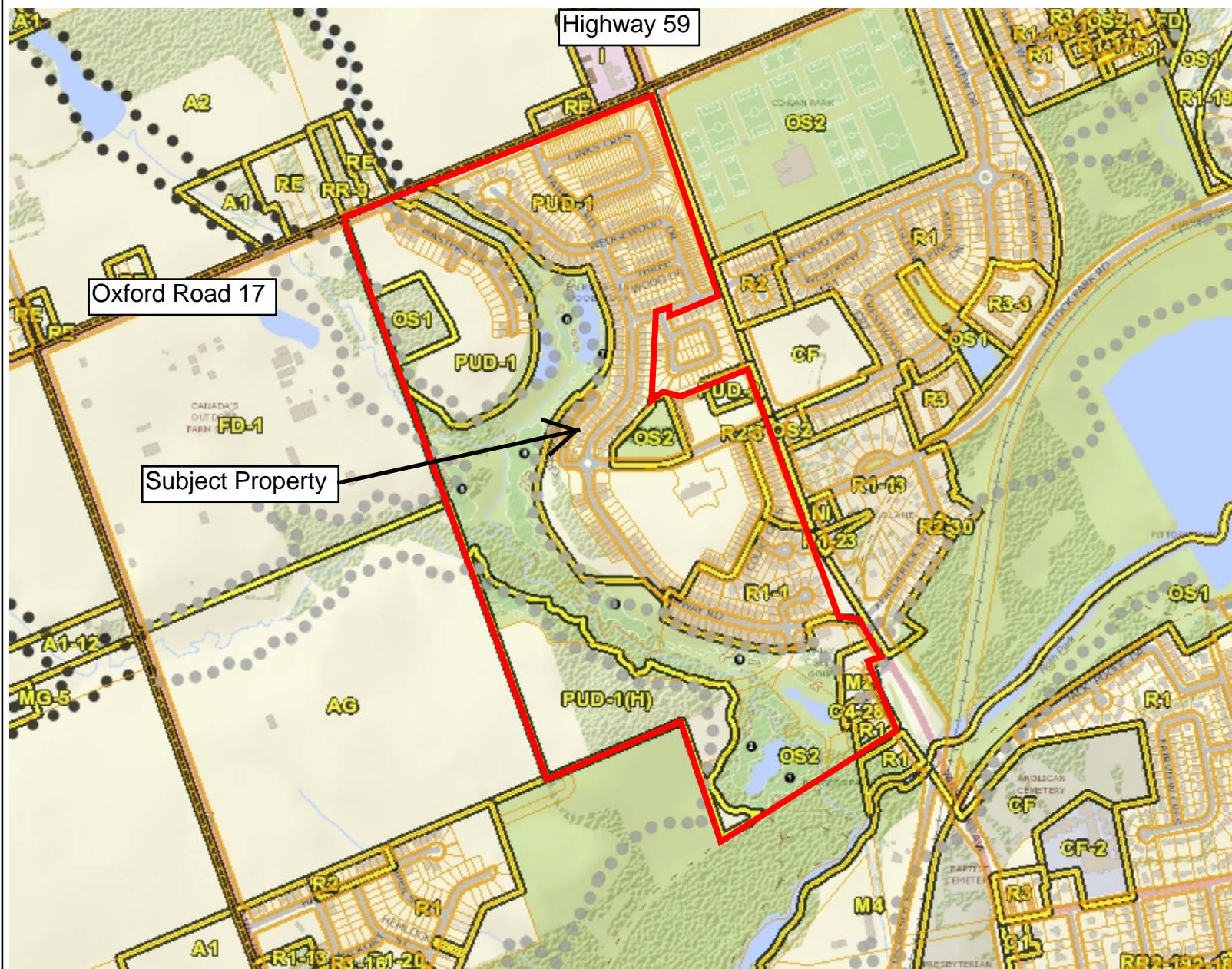
SIGNATURES

Authored by:

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Approved for submission:

Gordon K. Hough, RPP
Director, Community Planning



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



0 311 623 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 11, 2020

Plate 2: Subdivision Status Map
32T-00001 - The Villages of Sally Creek - Part Lots 3, 4 & 5, Concession 11 (East Zorra), Woodstock

