

AMENDMENT NUMBER 350  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following schedule attached hereto constitutes  
Amendment Number 350 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-1” – City of Woodstock Land Use Plan, “W-3” – City of Woodstock Residential Density Plan and “W-4”- City of Woodstock Leisure Resources and Schools Plan, to redesignate the subject lands from Open Space to High Density Residential to facilitate the development of the subject lands for High Density residential uses and neighbourhood serving non-residential uses including a daycare and limited commercial uses.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 21-23 & 27, Plan 1600, in the City of Woodstock. The lands are located on the south side of Juliana Drive between Athlone Avenue and Bruin Boulevard and are municipally known as 760 Juliana Drive.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a high-density residential development on the subject lands. Specifically, the amendment proposes to amend Schedule W-1 to redesignate the subject lands from Open Space to Residential, Schedule W-3 to redesignate the subject lands from Open Space to High Density Residential, and Schedule W-4 to redesignate the subject lands from Open Space.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the City and broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are located on an arterial road, are adjacent to a regional shopping area, are adjacent to City-owned Parks, and will not impact lower density residential areas. The proposed residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to high density residential development.

The City has further requested neighbourhood serving uses like a daycare, an eating establishment within a portion of an apartment building, a convenience store not exceeding 140 m<sup>2</sup>, a drug store, a laundry shop and a personal service shop. Council is also of the opinion that the lands are generally suitable for these uses, provided they are limited to an area not exceeding 930 m<sup>2</sup>, a maximum area established in the Official Plan for neighbourhood serving non-residential uses.

The subject lands comprise approximately 2.14 ha (5.3 ac) and the applicant is proposing to sell the property for future development. The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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 designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Open Space” to “Residential”.

4.2 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Open Space” to “High Density Residential”.

4.3 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by removing the “Open Space” designation on those lands identified as “ITEM 1” on Schedule “A” attached hereto.

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.