

File No.: OP 22-23-8
OWNER: 1666144 ONTARIO LTD. &
5034133 ONTARIO LTD.
MUNICIPALITY: CITY OF WOODSTOCK

AMENDMENT NUMBER : 299
DATE OF ADOPTION: AUGUST 9, 2023
DATE OF NOTICE: AUGUST 16, 2023
LAST DATE OF APPEAL: SEPTEMBER 5, 2023

NOTICE OF ADOPTION
With respect to an Official Plan Amendment
Subsection 17(23) and 21 of the Planning Act

Take notice that the Council of the County of Oxford passed By-Law No. 6566-2023 on August 9, 2023, to adopt Official Plan **Amendment No. 299** to the County of Oxford Official Plan under Section 17 of the Planning Act.

Council did not receive any comments from the public respecting this application.

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Purpose and Effect of the Official Plan Amendment

To re-designate the lands from Traditional Industrial to Service Commercial with special provisions to facilitate the development of a mixed use commercial and residential development comprising potentially two buildings located on separate parcels containing first floor commercial units and a maximum of 30 dwelling units per building on the subject lands.

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice, as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community Planning Office or from the Ontario Land Tribunals website (www.olt.gov.on.ca);
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2017 in the amount of \$1,100.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario. *OLT may reduce fees for eligible private citizens and community groups. Fees for appeals that are \$1,100 can be reduced to \$400 when requested by those who are eligible at the time of the filing.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Application: ZN 8-22-17

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community Planning Office at the address noted below or from **Justin Miller, Development Planner – 519-539-9800 x3210**

Mailing Address for Filing a Notice of Appeal

Submit Notice of Appeal to the attention of:
Mrs. Chloé J. Senior, Clerk
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
Telephone: 519-539-9800 x3001
Fax: 519-421-4712

COUNTY OF OXFORD

BY-LAW NO. 6566-2023

BEING a By-Law to adopt Amendment Number 299 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 299 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 Amendment 299 to the County of Oxford Official Plan 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 299 to the County of Oxford Official Plan, being the attached text and schedule, 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 9th day of August, 2023.

READ a third time and finally passed this 9th day of August, 2023.



Marcus Ryan
Marcus Ryan (Aug 9, 2023 14:47 EDT)

MARCUS RYAN

WARDEN

Chloe Senior

CHLOÉ SENIOR

CLERK

AMENDMENT NUMBER 299
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,
constitutes Amendment Number 299 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Traditional Industrial' to 'Service Commercial' with site specific provisions to facilitate a mixed use commercial and residential development.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Pt. Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), part lots 7, 8, 11 and 12, north side of Henry Street, Plan 212 in the City of Woodstock. The lands are located at the northeast corner of Henry Street and Victoria Street North in the City of Woodstock, immediately south of the CN rail line, and are municipally known as 95 Victoria Street.

3.0 BASIS OF THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'Service Commercial' with specific provisions to facilitate a mixed use commercial and residential development.

Council is of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of land and services within a 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.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands to non-employment lands, Planning staff have relied on the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 20 year planning horizon.

Since the Hemson report was prepared and approved, the PPS has been amended to direct municipalities to ensure that sufficient land is made available to accommodate a 25 year planning period (2020-2045). As such, estimates prepared by our office, based on the forecasts and land need methodology contained in the Hemson report have determined that 320 gross ha (790 ac) of land designated for residential purposes is required to accommodate the forecasted growth in Woodstock for the next 25 years.

Based on the same studies and methodology, planning staff determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, Council is satisfied that redesignating the subject lands for residential purposes will not impact the City's availability of employment lands. Further, Council is of the opinion that based on the significant slope of the property, and the proximity of the lands to existing residential development, the subject lands are not suitable or attractive for manufacturing industrial development and are better suited for residential and commercial purposes.

With respect to the Official Plan amendment to redesignate the subject lands to accommodate the proposed mixed use residential and commercial development, Council is satisfied that the proposed amendment is appropriate and consistent with the policies that address the conversion of industrial land.

The proposed mixed use residential and commercial uses are considered to be compatible and complimentary to the low density residential uses to the south and will not negatively impact the industrial lands to the east and west. The proposed commercial and residential lands are also not of an adequate size to serve most modern industrial uses.

The applicant is proposing two mixed use commercial and residential properties, each with 702 m² (7,556.3 ft²) of ground floor commercial space and 3,510 m² (37,781.3 ft²) of floor area dedicated to residential use with a maximum of 30 residential dwelling units. A special provision is required to the Service Commercial designation to recognize the significant residential component to the buildings.

Council is also of the opinion that the proposed mixed use development is an appropriate redevelopment of the subject lands. The proposed buildings have direct access to a collector road (Henry/Wellington Street) and are an appropriate use of an underutilized site. Council is generally of the opinion that the subject lands are suitable for the proposed mixed use development as the location of the subject lands is in an area that is characterized by residential uses to the south, and the industrially designated lands are limited in size and value to modern industrial uses.

Further, Council is of the opinion that the buildings proposed are not anticipated to cause compatibility issues with neighbouring properties provided CN rail (located immediately north of the lands) is satisfied with any proposed mitigation measures.

Further, Council is also satisfied that the subject lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County 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 to "Service Commercial" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.2 That Section 7.3.4 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.3.4.3 – *Specific Development Policies*:

- 7.3.4.3.8 Part Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), Parts 7, 8, 11 and 12, North Side of Henry Street, Plan 212 (North side of Henry Street, east of Wellington Street)

"On those lands located on Part Block A, Plan 160, Parts 3-10, 41R9470, Concession 1 (East Oxford), Parts 7, 8, 11 and 12, North Side of Henry Street, Plan 212 (Victoria Street, north of Henry Street and east of Wellington Street), the maximum number of dwelling units per lot shall not exceed 30.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

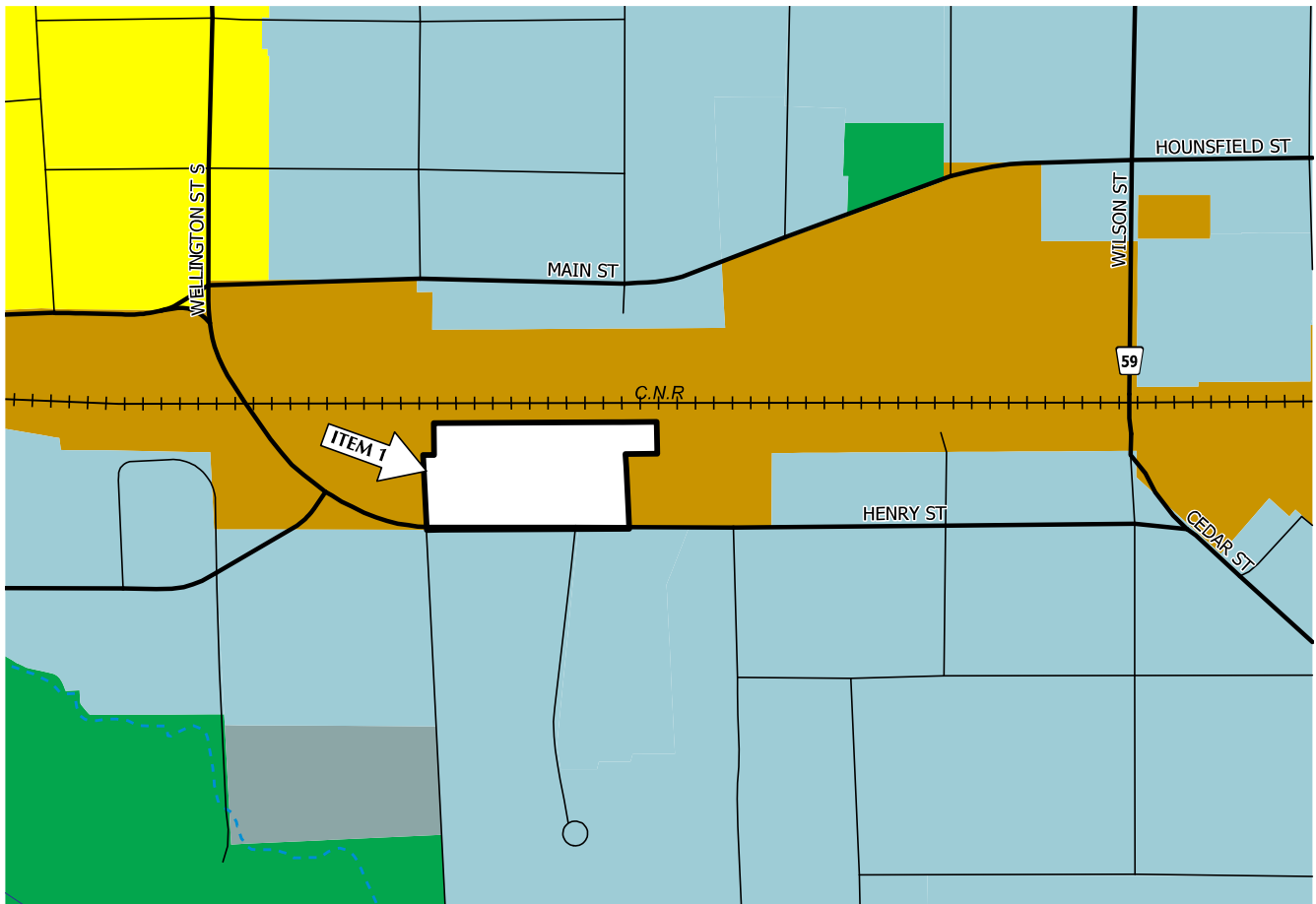
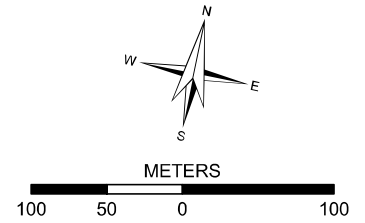
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 299

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**

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



- AREA OF THIS AMENDMENT



ITEM 1 - CHANGE FROM TRADITIONAL INDUSTRIAL
 TO SERVICE COMMERCIAL

**LAND USE PLAN
 LEGEND**

- RESIDENTIAL
- CENTRAL AREA
 (SEE 'SCHEDULE W-2')
- TRADITIONAL
 INDUSTRIAL
- COMMUNITY FACILITY
- OPEN SPACE
- FLOODLINE










6566-2023-OPA299-20230809

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Angie Ferrell (aferrell@oxfordcounty.ca)
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