

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 25-12-8 – City of Woodstock

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve the Official Plan Amendment application (OP 25-12-8) submitted by the Corporation of the City of Woodstock, for lands described as Part Lots 21-23 and 27, Plan 1600 in the City of Woodstock, to redesignate the subject lands from Open Space to High Density Residential;
2. And further, that Council approve the attached Amendment Number 350 to the County of Oxford Official Plan as well as the enacting By-Law 6806-2026.

REPORT HIGHLIGHTS

- The Official Plan Amendment is proposing to redesignate the subject lands from Open Space to High Density Residential to permit High Density Residential uses and associated neighbourhood-serving uses.
- The proposal is consistent with the relevant policies of the 2024 Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

Financial Impact

The approval of this application will have no financial impact beyond what is approved in the current year's budget.

Communications

In accordance with the *Planning Act*, notice of complete application regarding this proposal was provided to surrounding property owners on October 8, 2025 and notice of public meeting was issued on December 23, 2025 and February 2, 2026.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
<p>Goal 1.1 – 100% Housed</p> <p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p> <p>Goal 1.4 – Connected people and places</p>	<p>Goal 2.2 – Preserve and enhance our natural environment</p>	

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owner: Corporation of the City of Woodstock
c/o Brad Hammond
500 Dundas Street, Woodstock ON N4S 0A7

Location:

The subject lands are described 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.

County of Oxford Official Plan:

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	Open Space
Schedule 'W-3'	City of Woodstock Residential Density Plan	Open Space
Schedule 'W-4'	City of Woodstock Leisure Resources and Schools Plan	Open Space

Proposed:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential
Schedule 'W-3'	City of Woodstock Residential Density Plan	High Density Residential

Proposal:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit high density residential development, with additional permissions for a daycare centre (defined as a nursery school in the Zoning By-law) and limited commercial uses, on a portion of a former golf course site within the City. The subject lands are owned by the City and, until recently, were leased to a private golf course. The City has now proposed that a portion of the subject lands, mostly outside of the riverine hazard in the general area of the former club house, be rezoned and redesignated to support high density residential uses, a daycare centre, and limited commercial uses.

The Official Plan amendment specifically proposes to redesignate the subject lands from Open Space to High Density Residential to facilitate development on the subject lands. The portion of the former golf course to be redesignated from Open Space to High Density Residential is limited to those areas supported by Upper Thames River Conservation Authority (UTRCA) staff (having jurisdiction over natural hazard identification and permitting). The additional requested commercial and daycare uses are intended to be limited to neighbourhood-serving uses as identified in the Official Plan (i.e. are permitted in a residential designation), so do not require further amendment to the Plan.

The subject lands comprise an approximate area of 2.14 ha (5.3 ac) and are currently vacant. The subject lands are generally surrounded by open space associated with Cedar Creek to the west, residential uses to the north, commercial uses to the east, and Highway 401 to the south.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject site and the existing zoning in the immediate vicinity.

Plate 2, 2020 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Site Context Plan, provides a site plan illustrating the existing infrastructure and proposed right of way, as provided by the applicant.

Plate 4, Development Concept, provides a conceptual plan illustrating a potential development plan, as provided by the applicant.

Comments

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list of the applicable policies.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.2.1- Housing provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for

residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by prioritizing planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Section 5.1 and 5.2 address natural hazards associated with the flooding hazards resulting from Cedar Creek. Section 5.1 states that planning authorities, in collaborations with conservation authorities, shall identify hazardous lands and manage development in these areas, in accordance with provincial guidance. Section 5.2 states that development and site alteration shall not be permitted within areas that are rendered inaccessible to people and vehicles during times of flooding hazards and erosions hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and natural hazard and a floodway.

Official Plan

The subject lands are designated 'Open Space' in the Official Plan. The application for Official Plan Amendment proposed to redesignate the lands to facilitate high density residential development.

The Open Space designation is intended to maintain and enhance important ecological functions, to recognize the role of those lands to development in the conservation of the natural environment, and to provide opportunities for both active recreation and the passive enjoyment of the environment in its natural state. The Open Space designation applies to floodplain areas, Conservation Authority lands and other public lands, Earth Science Areas of Natural and Scientific Interest, parks, pathways, recreation areas and stormwater management facilities. Through the Official Plan, the City recognizes the importance of open space and leisure facilities in providing recreation opportunities for its inhabitants to promote health and an enhanced quality of life.

In settlement areas (such as Woodstock), uses are to be limited to:

- Active and passive recreation including hiking/cycling pathways, parks, conservation areas, sports fields, golf courses, swimming areas, arenas and other leisure areas;

- Enjoyment of the environment in its natural state including the conservation of soils, fisheries and wildlife, and the preservation of natural features which are distinctive and/or valued by the community;
- enhancement of the urban environment through the introduction of greenspace areas, pathways and corridors into the built environment;
- structures that are accessory or ancillary to the Open Space use, such as accessory residences, a golf "pro" shop, a clubhouse, refreshment stand, bleachers, swimming pool, change-house, or structures that are integral to the recreational use of the land.

High Density Residential areas are primarily developed or planned for a limited range of large-scale multiple unit forms of residential development. This designation is to be applied in a localized and site-specific manner in locations where high-rise development can:

- Result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low-rise development, or
- Result in the efficient use of land which may be difficult to develop at a lower residential density due to the presence of environmental constraints and the costs of mitigation such constraints; or
- Constitute community landmarks or reference points, or
- Support the functionality of the municipal transit system, or
- Support the viability and functionality of the Central Area.

The height and density limitation applicable to various forms of development in the High Density designation shall be determined on the basis of the nature, character and scale of adjacent land uses and are to be specified in the zoning by-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, the maximum net residential density in the High Density Residential designation is 150 units per hectare (60 units per acre).

Any further High Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- The site will generally have direct access to arterial and collector roads;
- On vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- Close to community services and neighbourhood conveniences such as shopping plazas, institutional, recreational and open space facilities; sites which are adjacent to the Central Area, designated Shopping Centres or Community Facilities.

In addition to the requirement for compliance to the locational policies; when considering proposals to designate lands for high density residential development, City Council and County Council will be guided by the following:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;

- the location of vehicular access points and the likely effects of traffic generated by the proposal on the public road system and surrounding properties relative to pedestrian and vehicular safety is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is available or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of, and proximity to existing or proposed services and amenities such as day care, schools, leisure facilities, shopping and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Section 7.2.3.3 provides that City Council will support the provision of services and amenities that enhance the quality of the residential environment within lands designated as Residential Areas by permitting neighbourhood serving uses, including schools, churches, day care facilities, libraries, parks, convenience shopping facilities and community support services which primarily serve the local residential area, to be established, subject to the following criteria:

- demonstrating that such uses will contribute in a positive way to providing a sense of community by facilitating interaction among residents, be increasing the personal security of residents and by supplying everyday needs;
- such uses will generally be clustered in association with other community-oriented land uses, such as open spaces, pedestrian linkages, or leisure facilities in order to provide a focal point for the neighbourhood or will be located such that they serve as intervening land uses between residential and non-residential development;
- the presence or provision of pathways or sidewalks which facilitate pedestrian access to these uses;
- those uses with the potential to generate significant amounts of traffic and parking, originating from points external to the residential neighbourhood, are located on either major collector or arterial roadways to minimize the disturbance that is created on local streets;
- screening, buffering, physical separation or other design measures can be utilized to reduce any adverse effects generated by the use on adjacent residential uses. Such effects may include noise, lighting, fumes, parking and outdoor storage;
- it can be demonstrated that such uses complement adjacent residential uses, provide a needed service to the area, and are better located in the Residential Areas designation than in other areas designated in the Official Plan.

City Council may choose to restrict the location and range of neighbourhood serving uses permitted at a particular location through the Zoning By-Law. Further, neighbourhood serving commercial uses in a Residential Area will be limited to a maximum gross leasable commercial floor area of 930 m² (10,010.4 ft²).

Zoning By-law

The subject lands are currently zoned 'Active Open Space (OS2)', and the applicant proposes to rezone the lands to 'Special Residential Type 4 Zone (R4-22)' to facilitate high density residential development on the subject lands. Although the City has provided a conceptual plan with its

application, the requested special provisions are intended to provide flexibility, to be consistent with similar developments, and to reflect on-site constraints associated with Highway 401 and Cedar Creek.

The requested special provisions will facilitate a residential development with a minimum of 150 dwelling units, a minimum interior western side yard width of 11 metres, a minimum rear yard depth of 14 m (adjacent to Highway 401), a minimum parking standard of 1.25 spaces per dwelling unit plus required visitor parking for apartment dwellings, a maximum height of 22 storeys for an apartment building, and additional dwelling types not typically permitted in the R4 Zone (multiple-attached dwellings and street row dwellings).

City Council directed that a nursery school (daycare centre) be added to the proposed permitted uses. Further, City staff requested inclusion of a number of neighbourhood serving uses including an eating establishment within a portion of an apartment building, a convenience store with a gross floor area not exceeding 140 m² (1,507 ft²), a drug store, a laundry shop and a personal service shop. To comply with the existing Official Plan policies, these uses must have a cumulative gross leasable commercial floor area of no greater than 930 m² (10,010.4 ft²).

Agency Comments

The City of Woodstock Engineering Department has provided ongoing comments and information that are reflected in the draft By-law associated with this report. The Department has indicated their satisfaction and support for their proposal.

The Oxford County Public Works Department has reviewed the applications and indicated that they have no comments.

Upper Thames River Conservation Authority has provided the following comments:

The UTRCA is satisfied with the extent of the Open Space designation and OS2 Zone identified on the Development Concept. A setback from the OS2 zone to the proposed R4 zone is not required by the UTRCA.

The Development Concept generally retains the flood hazard within the City-owned property. While typically UTRCA requires that the entirety of the hazard be contained within a single block it is understood that the small outer portions of the flood hazard within the proposed development block allow for the proposed property line to align with the surveys previously completed by the City. Please note that this exception is being made due to the history of the file and on-going discussions with City staff.

The UTRCA regulates lands within 15 m of the regulatory flood hazard in accordance with O. Reg 41/24. Any development or site alteration within the regulated area will require a Section 28 permit from the UTRCA.

City of Woodstock Council

City of Woodstock Council recommended support of the proposed Official Plan Amendment and approved the proposed zoning by-law amendment 'in principle', at the City's regular Council meeting of February 19, 2026.

Planning Analysis

The City has submitted applications to amend the Official Plan and City Zoning By-law to facilitate development of the subject lands for high density residential uses and neighbourhood serving uses and intends to sell the lands subject to these applications for future development.

The Site Context Plan (Plate 3), submitted with the applications, includes the location of existing infrastructure (water, gas and sewer) and a future extension of a local street (Lampman Place) on the subject lands. This will serve to ensure any future owner is informed of these features on the subject lands and accommodates them in their site design. The City's Transportation Master Plan recommended extending Lampman Place south of Juliana Drive, via a signalized intersection, through the subject lands to eventually replace the intersection of Bruin Boulevard at Juliana Drive. This future alignment has been shown on Plate 3 and the City has completed an Environmental Assessment for this realignment.

Planning staff are 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 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. Further, only a small portion of the former golf course site is subject to these applications, with the remainder of the lands intended to remain as a City park to address the flood hazards associated with Cedar Creek and to prevent development in areas that would be subject to flooding and/or erosion.

High density residential development in this location is in keeping with the applicable Official Plan policies, due to the site's location on an arterial road, the separation from low density residential uses, and the close proximity to community services and neighbourhood conveniences within the regional commercial node on Norwich Avenue. The subject lands are located on Juliana Drive which are designated as an arterial road. The subject lands are immediately adjacent to parklands to the west, commercial uses to the east, high density residential uses to the north and Highway 401 to the south. As such, the development is not anticipated to impact surrounding residential uses. Additionally, the lands immediately to the east, primarily developed for hotel uses, are designated Regional Commercial in the Official Plan, beyond which are various Regional Commercial uses, providing the subject site with convenient access to a significant range of community services and neighbourhood conveniences. The Official Plan generally describes High Density areas as having a density between 70 units per hectare and 150 units per hectare. In support of the applications, the applicant has also provided a Development Concept Plan (Plate 4) that illustrates the potential for the site to accommodate a density of 146 units per hectare (259 dwelling units).

As part of the proposed zoning by-law amendment, the City has requested that a minimum of 150 dwelling units be included in the zoning, which equates to a minimum density of approximately 70 units per hectare. As the City does not intend to develop the subject lands, this will ensure that

any future development of the lands will meet or exceed the minimum density for High Density areas, despite provisions allowing for lower density housing types (like multiple-attached dwellings and street row dwellings) on the site.

To address flooding and erosion hazards associated with Cedar Creek on the adjacent lands, a minimum westerly side yard width of 11 m (36.1 ft) has been included in the zoning by-law amendment. Through consultation with UTRCA, it was determined that the extent of the riverine hazard would restrict development approximately 10.9 m (35.8 ft) into the proposed zone boundary, at its greatest distance. Therefore, the requested 11 m setback will serve to ensure that any future development is safely located outside of the riverine hazard to the satisfaction of UTRCA.

The Official Plan supports the provision of services and amenities that enhance the quality of the residential environment within lands designated as Residential Areas by permitting neighbourhood serving uses subject to meeting various criteria, as identified in the Official Plan section of this report. The uses requested by City Council and City staff, including: a nursery school, an eating establishment within a portion of an apartment building, a convenience store with a gross floor area not exceeding 140 m², a drug store, a laundry shop, and a personal service shop are all considered to be neighbourhood serving uses. Neighbourhood serving uses on a property shall be limited to a cumulative maximum floor area of 930 m² to ensure that the uses remain secondary to, and compatible with, the residential area. The Official Plan criteria for establishing neighbourhood serving uses are primarily intended to prevent conflicts within existing neighbourhoods. In this case, the site is currently vacant, and the site plan approval process can be used to ensure criteria related to compatibility, access, traffic, parking and site design are appropriately considered as part of any future development. Therefore, provided the proposed neighbourhood uses on the site remain under the maximum floor area cap, staff are of the opinion that the requested uses are consistent with the policies of the Official Plan.

CONCLUSIONS

Planning staff are of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally complies with the relevant policies of the Official Plan respecting natural hazards, infill and intensification, high density residential development, and neighbourhood serving uses and are recommending approval of the application.

SIGNATURES

Report author:

Original Signed By _____
Justin Miller
Development Planner

Departmental Approval:

Original Signed By _____
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original Signed By _____
Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 – Plate 1, Location Map with Existing Zoning
- Attachment 2 – Plate 2, 2020 Aerial Map
- Attachment 3 – Plate 3, Site Contact Plan
- Attachment 4 – Plate 4, Development Concept
- Attachment 5 – Official Plan Amendment, OPA 350

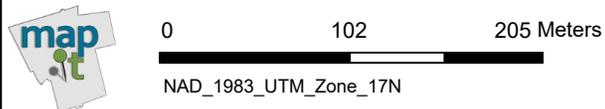


Approximate Area to be
 Rezoned and Redesignated

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



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

September 18, 2025



Plate 2: 2020 Aerial Map

File No: OP 25-12-8 - City of Woodstock

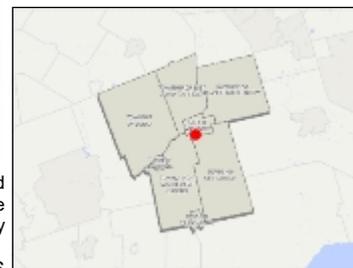
Part Lots 21-23 & 27, Plan 1600 - 760 Juliana Dr., Woodstock



Approximate Area to be
Rezoned and Redesignated

Legend

Notes



0 102 205 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

January 5, 2026

Plate 3: Site Context Plan

File No: OP 25-12-8 - City of Woodstock

Part Lots 21-23 & 27, Plan 1600 - 760 Juliana Dr., Woodstock



Site Context Plan
Source: GSP Group (2025)

Figure
2

Planning Justification Report | 760 Juliana Drive, Woodstock
GSP Group | August 2025

Plate 4: Development Plan

File No: OP 25-12-8 - City of Woodstock

Part Lots 21-23 & 27, Plan 1600 - 760 Juliana Dr., Woodstock



ZONE: R4 RESIDENTIAL (WITH PROPOSED SITE SPECIFIC)		
	REQUIRED	PROPOSED
SITE AREA:	1.85ha.	1.77ha.
MIN. FRONTAGE:	30.0m	37.5m
NUMBER OF UNITS:		259
STACKED TOWNS:		20
APARTMENT:		239
MIN. DENSITY*:		100upha (177 units)
MAX. DENSITY:		150upha (265 units)
MAX. LOT COVERAGE:	35%	16.9% (0.30ha)
MIN. LANDSCAPE OS*:	35%	59.0% (1.05ha)
AMENITY AREA (Apartment):	4,780sq.m	+4,780sq.m
OUTDOOR (Apartment):		±4,000sq.m
INDOOR** (Apartment):		±780sq.m
AMENITY AREA (Townhouses):	600sq.m	±100sq.m
MIN. SETBACKS (Townhouse)		
FRONT YARD:	6.0m	7.5m
EXTERIOR SIDE YARD:	6.0m	3.0m
SIDE YARD :	3.0m	25.1m
MIN. SETBACKS (Apartment)		
EXTERIOR SIDE YARD:	15.0m	7.5m
SIDE YARD (Podium):	15.0m	7.5m
SIDE YARD (Tower):		14.0m
REAR YARD:	10.0m	109.5m
MTO (HWY 401):	14.0m	109.5m
MAX. TOWNHOUSE HEIGHT:	3 Storeys	3 storeys (11m)
MAX. TOWER HEIGHT:	8 storeys	22 storeys
MIN. TOWER INT. SIDE YARD*:		12.5m
MAX. PODIUM HEIGHT*:		8 storeys
MIN. TOWER STEP-BACK*:		3.0m
(ADJACENT TO STREET)		
MIN. TOWER SEPARATION*:		25.0m
MAX. TOWER FLOORPLATE*:		1000sq.m
TOTAL PARKING**:	428 spaces	375 spaces
TOWNHOUSES(1.5spaces/unit):	30 spaces	30 spaces
TOWNHOUSE VISITOR:	3 spaces	3 spaces
(10% of required)		
TOWNHOUSE ACCESSIBLE:	2 spaces	1 (TYPE A - 3.4m x 5.5m)
(4% of required)		1 (TYPE B - 3.7m x 5.5m)
APARTMENT(1.5spaces/unit):	359 spaces	307 spaces
APARTMENT VISITOR:	36 spaces	35 spaces
(10% of required)		
APARTMENT ACCESSIBLE:	10 spaces	5 (TYPE A - 3.4m x 5.5m)
(2+2% of required)		4 (TYPE B - 3.7m x 5.5m)
SURFACE:		85 spaces
INDOOR (PODIUM)**:		+288 spaces
LOADING SPACES**:	1 spaces	1 spaces
(1 space/building)		

* ADDITIONAL REQUIREMENT PROPOSED THROUGH SITE-SPECIFIC
 ** TO BE DETERMINED THROUGH FUTURE DETAILED BUILDING DESIGN



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals. Stormwater Management Pond may be required and subject to detailed design.

Scale 1:1,250 | April 29, 2025 | Project No.: 20164 | Drawn By: SL

DEVELOPMENT CONCEPT
 760 Juliana Drive, Woodstock



COUNTY OF OXFORD

BY-LAW NO. **6806-2026**

BEING a By-Law to adopt Amendment Number 350 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 350 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 the Amendment 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 350 to the County of Oxford Official Plan, being the attached explanatory text, 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 11th day of March, 2026.

READ a third time and finally passed this 11th day of March, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 350
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules 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 commercial uses, including a daycare and a limited number of other 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 they pertain to high density residential development.

The proposal also includes neighbourhood serving uses including a daycare, an eating establishment within a portion of an apartment building, a convenience store not exceeding 140 m², a drug store, a laundry shop, and a personal service shop. Council is of the opinion that the lands are generally suitable for these uses, provided they are limited to a cumulative floor area not exceeding 930 m², the maximum area permitted by the Official Plan for neighbourhood serving commercial 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

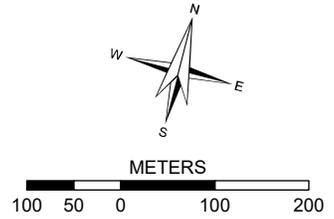
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 350
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN

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

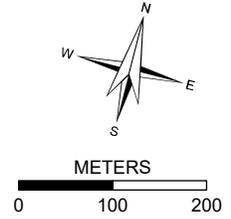


- AREA OF THIS AMENDMENT
 ITEM 1 - CHANGE FROM OPEN SPACE TO
 RESIDENTIAL

**LAND USE PLAN
 LEGEND**

- RESIDENTIAL
- REGIONAL COMMERCIAL
NODE DEVELOPMENT
(SEE SECTION 7.3.3.4.2)
- BUSINESS PARK
- TRADITIONAL INDUSTRIAL
- COMMUNITY FACILITY
- OPEN SPACE
- ENVIRONMENTAL
PROTECTION
- FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 350
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "W-3"
CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE TO HIGH DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NP NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"

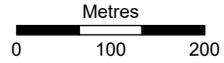
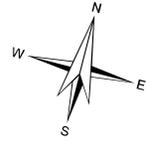
AMENDMENT No. 350

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 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**

-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  ELEMENTARY SCHOOL
-  SECONDARY SCHOOL
-  COMMUNITY PARK
-  NEIGHBOURHOOD PARK