

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 26-07-8 – Viara Holdings Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Official Plan Application OP 26-07-8, submitted by Viara Holdings Inc., for lands legally described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585, in the City of Woodstock, to redesignate a portion of the subject lands to Low Density Residential and another portion to Medium Density Residential to facilitate develop of 36 townhouse dwelling units and 7 single-detached dwelling units on the subject lands.
2. And further, that County Council approve the attached Amendment Number 365 to the County of Oxford Official Plan as well as enacting By-law 6871-2026.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Low Density Residential' and 'Medium Density Residential' to facilitate the development of 36 townhouse dwelling units and 7 single-detached dwelling units.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan respecting low and medium density residential development within the City of Woodstock.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives, and policies in the Official Plan.

Financial Impact

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

Communications

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on May 27, 2026, and notice of the City and County Council public meetings was issued on July 27, 2026, in accordance with the requirements of the Planning Act. As of the date of writing this report, no comments have been received from the public.

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
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development		

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

DISCUSSION

Background

Owners: Viara Holdings Inc.
111 Sydenham Street, Woodstock ON N4S 7B4

Agent: Baker Planning Group
PO Box 23002, Stratford ON N5A 5B9

Location

The subject lands are described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585 in the City of Woodstock. The lands are located on the west side of Mill Street between Pember's Pass and Juliana Drive and are municipally known as 565038 Karn Road and 432 Mill Street.

County of Oxford Official Plan

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential and Residential Reserve
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Proposed:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential
Schedule 'W-3'	City of Woodstock Residential Density Plan	Low Density Residential and Medium Density Residential

Proposal

The application for Official Plan Amendment proposes to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Low Density Residential' and 'Medium Density Residential'. The northerly portion (approximately one quarter) of the subject lands contains an existing single detached dwelling and was subject to three recent conditionally approved consent applications (B25-10-8, B25-11-8, B25-12-8) to facilitate the development of three lots for single-detached dwellings (including the existing dwelling which would be located on the middle of the three proposed lots). The remaining (southerly) portion of the subject property is currently proposed as a block for a future rental housing development comprised of a mix of 36 townhouse units (six blocks of six units) and four single-detached dwellings all fronting onto an internal private lane.

The majority of the subject lands are currently designated 'Residential Reserve', with the exception of a triangle of lane at the north-easterly corner which is currently designated 'Low Density Residential'. The Official Plan amendment is proposing to redesignate the northerly portion of the lands that is subject to the conditionally approved consent applications to 'Low Density Residential' to facilitate their development for single detached dwellings (as contemplated through the associated consent applications), with the remainder of the lands to be designated for 'Medium Density Residential' purposes to facilitate the future development of the proposed rental housing block (See Plate 1).

The applicant has also submitted an accompanying zone change application to rezone the subject lands from Residential Type 1 Zone (R1) and Future Development Zone (FD) to Residential Type

2 Zone (R2) and Special Residential Type 3 Zone (R3) to facilitate the proposed development of the subject lands. These proposed zones will correspond with the proposed portions of the property to be designated as Low Density Residential (i.e. for the conditionally approved single detached lots) and Medium Density Residential (i.e. for the proposed townhouse and single detached dwelling development on the private lane) respectively. A special provision is requested for the proposed R3 Zone to permit a minimum rear-yard setback of 1.2 m (3.9 ft) for one of the proposed single-detached dwellings.

The subject lands are located on the west side of Mill Street and have an approximate area of 1.22 ha (3 acres) and contain an existing single-detached dwelling. Surrounding land uses include primarily single-detached dwellings to the north, single detached dwellings and townhouses to the west, and agricultural and quarry uses to the west. There is also a strip of land to the south that contains an earthen berm to serve as a buffer between the aggregate extraction uses to the west and the residential across Mill Street to the east.

The applicant has submitted the following technical studies in support of the application:

- Traffic Impact Brief;
- Noise Impact Study;
- Functional Servicing Report;
- Planning Justification Report.

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

Plate 2, 2025 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Applicant's Sketch, provides a site plan illustrating the layout of the proposed development, 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.

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 planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Official Plan

The subject lands are designated 'Residential Reserve' and 'Low Density Residential' according to the City of Woodstock Land Use and Residential Density Plans. The application for Official Plan amendment proposes to redesignate the lands to facilitate low and medium density residential development.

Areas designated Residential Reserve are intended to apply to mostly undeveloped and un-serviced parcels of land forming part of the land supply for the City of Woodstock, where detailed secondary plans have not been completed. In recognition of the presence of an existing licensed pit, the Official Plan intends that criteria regarding compatibility with aggregate extraction will be complied with. Where new development is proposed in proximity to existing licensed extraction operations the responsibility for the mitigation of impacts to the proposed development will primarily be borne by the land developer through the municipal development process. Arrangements for mutually satisfactory mitigative measures between extraction and development proponents will be encouraged.

Areas designated for Low Density Residential uses are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single-detached dwellings, semi-detached dwellings and duplex dwellings, additional residential units and converted dwelling, street fronting townhouses, quadraplexes, low density cluster development and low rise apartments. It is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. The maximum net residential

density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation.

Areas designated for Medium Density Residential uses are primarily developed or planned for low profile municipal unit development that exceeds densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment dwellings. It is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use. The maximum net residential density for an individual development in the Medium Density Residential District is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed density for the medium density block is approximately 32.7 units per hectare (13.3 units per acre).

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

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;
- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

Zoning By-law

The subject lands are currently zoned Residential Type 1 Zone (R1) and Future Development Zone (FD). The applicant is proposing to rezone the subject lands to Residential Type 2 Zone (R2) and Special Residential Type 3 Zone (R3-sp) to facilitate the proposed development.

It is noted that planning staff have recommended the inclusion of a Holding provision on the lands to be rezoned to R3-sp to ensure the recommendations of the Noise Impact Study submitted with the application with respect to the construction of a six metre berm on the lands to the west containing the existing aggregate extraction operation and other noise mitigation measures are implemented prior to any development taking place.

Agency Comments

The City of Woodstock Engineering Department (Building Division) has provided the following comments:

1. The site is proposing R2 and R3(sp) to permit the construction of 36 townhouses and 4 single detached dwelling units. Additionally, to create 2 single-detached dwellings and retain 1 single-detached on the lands, be rezoned R2.
2. Relief is required for rear yard setback for one single detached dwelling, noted as "unit 1 on the conceptual plan A-1.

3. Barrier-free parking is calculated at 4% of 80 required spaces = 3.2 spaces; 4 shall be provided. Two type A and Two type B
4. The functional rear yards of the single detached units 1-5 are 6.0m, where 7.5m would be required on a true rear yard. These are technically the interior side yard under zoning as such, comply with the interior side yard criteria
5. Fences are restricted in front yards under the Municipal code Chapter 0722 section 722.4.6., relief would be required as the fence is acting as the functional rear yard and functional side yard of unit 5.

The Oxford County Public Works Department did not provide objections to the Official Plan of Zoning By-law Amendment applications, but provided technical details and raised technical concerns which must be addressed before construction can take place.

Public Consultation

As of the date of writing this report, no comments have been received from the public.

City of Woodstock Council

At their meeting of August 13, 2026, City of Woodstock Council adopted resolutions recommending support of the proposed Official Plan Amendment application and approved in principle the related Zone Change Application.

Planning Analysis

An application has been received to amend the Official Plan to facilitate the construction of 36 townhouse dwelling units and 7 single-detached dwelling units. The Applicant proposes to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Low Density Residential' and 'Medium Density Residential' to facilitate residential development on the subject lands.

Supporting Studies

Traffic Impact Study

The Traffic Impact Study prepared by WSP and submitted with the applications did not object to the proposal, identified that sight distances available to driveways is sufficient and safe, identified that the proposed entrances are set sufficiently back from Pember's Pass, identified that the proposal satisfies the County's Guidelines for Entrances and recommended some future traffic controls (lanes and roundabouts) be considered by the County and City in the future (2029-2043).

Noise Impact Study

The Noise Impact Study prepared by Aeroustics Engineering Ltd. and submitted with the applications recommended noise controls and warning clauses for future residents, due to transportation sources of noise on Mill St. To mitigate noise impacts from Mill Street, the study

recommended rooftop acoustic barriers and central air conditioning for the dwelling units. For stationary sources of noises (primarily associated with the aggregate pit adjacent to the west), the study recommended a 6 m berm along the west property line and that the processing plant cannot be located within 300 m of the proposed dwellings.

Functional Servicing Report

The functional servicing report and stormwater management report submitted with the applications did not identify any issues, and, for the purposes of the proposed changes to the land use, staff have not raised any concerns. The subject lands are subject to site plan control, and further review will be conducted through the site plan control process to ensure the lands are serviced and developed in accordance with City and County standards.

Planning Justification Report

The Planning justification report prepared by Baker Planning Group is supportive of the applications. The PJR provides an overview and assessment of the various planning and site design considerations with respect to the proposal and how they have been addressed and concluded that the proposed Official Plan Amendment and Zoning By-Law Amendment are generally consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan and City of Woodstock Zoning By-Law. This report has been reviewed and considered by County Planning staff as part of their planning review of these applications.

[Provincial Planning Statement \(PPS\) 2024](#)

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 underutilized land and existing and planned 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.

[Official Plan](#)

The proposed Official Plan amendment would redesignate the site from 'Residential Reserve' and 'Low Density Residential' to 'Low Density Residential' and 'Medium Density Residential' to facilitate the proposed residential development.

The portion of the lands intended for low density residential uses (three single-detached lots) would conform with the proposed 'Low Density Residential' policies. The portion of the lands proposed for medium density residential development would also conform with the policy criteria pertaining to the designation of additional lands for 'Medium Density Residential' purposes. Specifically, the subject lands are located on Mill Street which is designated as an arterial road within the City. The subject lands are located in close proximity to a small City-owned park-type space near Pember's Pass and are also reasonably close to larger City-owned park spaces, including Kintrea Park, Les McKerral Park, and the Southwood Sports Field. The subject lands are approximately 750 m from a commercial area which includes convenience commercial uses, gas and retail food to the south (on Mill Street) and are approximately 2 km from the Regional Commercial node on Norwich Avenue via Juliana Drive. The subject lands are approximately 500 m from the Woodstock Hospital, are approximately 1 km from Fanshawe College and the Reeves Community Complex, and are a similar distance from St. Mary's Catholic High School. Similar

built-form townhouses are located in close proximity to the south-east along Southwood Way, backing onto Mill Street. The proposed density of the portion of the lands to be redesignated to 'Medium Density Residential' is approximately 32.7 units per hectare (13.3 units per acre), which is toward the lower end of the net residential density range permitted in that designation.

In this case, the licensed pit and proposed development are owned by the same family, and the noise control measures proposed in the Noise Impact Study, including the 6 m berm and specified setback of any processing plant are attainable. Further noise control measures are to be implemented through the building design and the inclusion of warning clauses to be communicated to prospective residents.

Finally, it is noted that Site Plan Approval will also be required for the medium density block before the development can proceed, which will provide an opportunity for County and City staff to further review and address various site design related matters (e.g. landscaping and buffering, fencing, lighting, garbage storage, drainage and servicing etc.) to help ensure any site design related concerns are appropriately addressed.

CONCLUSIONS

Planning staff are satisfied that the Official Plan application is consistent with the policies of the Provincial Planning Statement and in-keeping with the strategic initiatives and objectives contained in the Official Plan. As such, staff are recommending approval of the Official Plan Amendment application.

SIGNATURES

Report author

Original signed by:

Justin Miller
Development Planner

Departmental approval

Original signed by:

Eric Gilbert
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

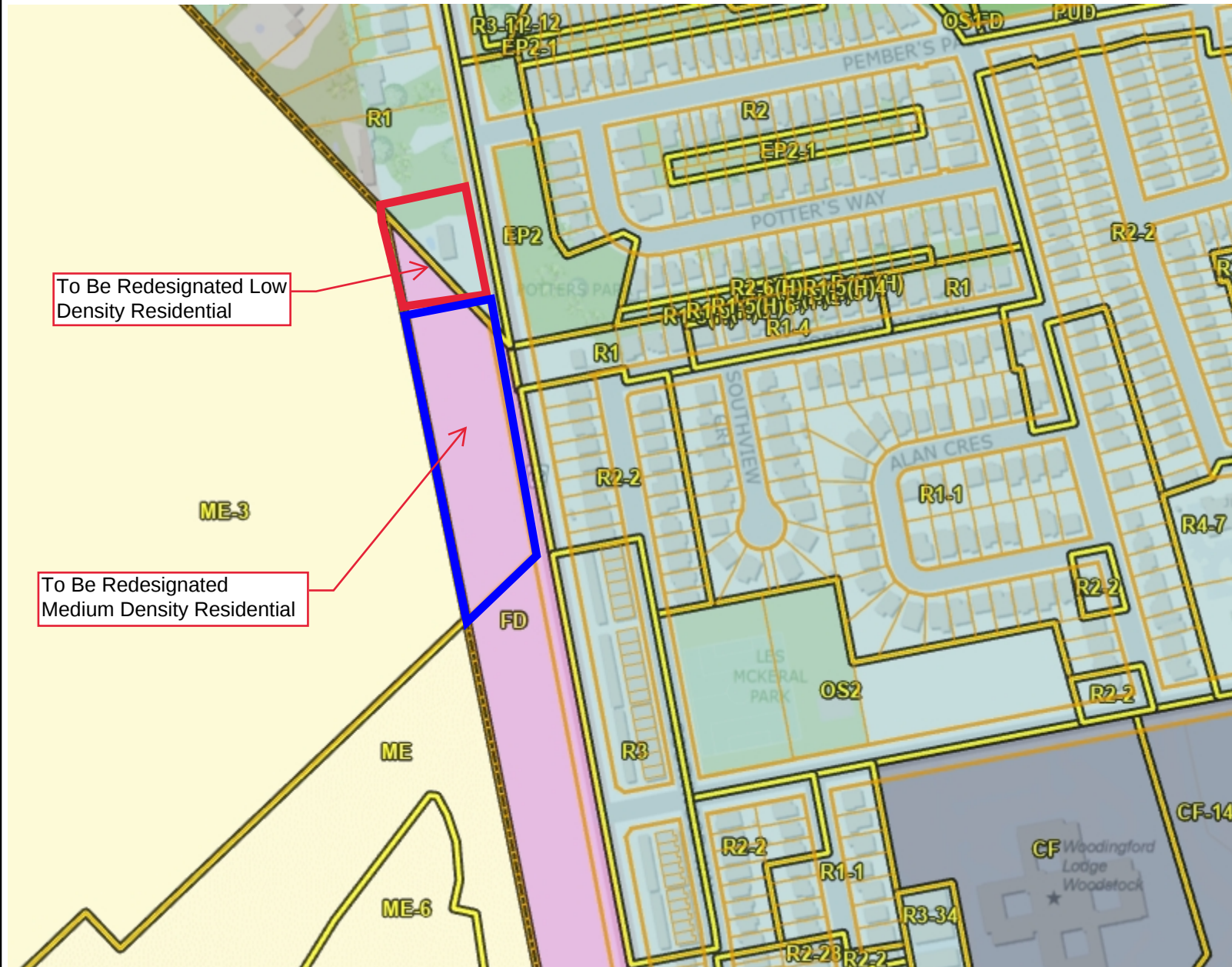
ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning and Official Plan Designation
Attachment 2 – Plate 2, 2025 Aerial Map
Attachment 3 – Plate 3, Applicant's Sketch
Attachment 4 – Official Plan Amendment, OPA 365

Plate 1: Location Map with Existing Zoning and Official Plan Designation

File No.: OP 26-07-8 (Viara Holdings Inc)

Part Lot 14 W/S Mill St Plan 86 as in 460585, 565038 Karn Road and 432 Mill Street City of Woodstock



Legend

- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- 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)
 - 100 Metre Buffer Ingersoll
 - Site Specific Policy Areas
- Village Land Use Designation
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
- Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District

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

August 20, 2026



Legend

Parcel Lines

- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Notes



0 102 205 Meters

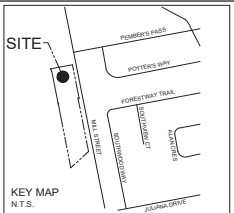
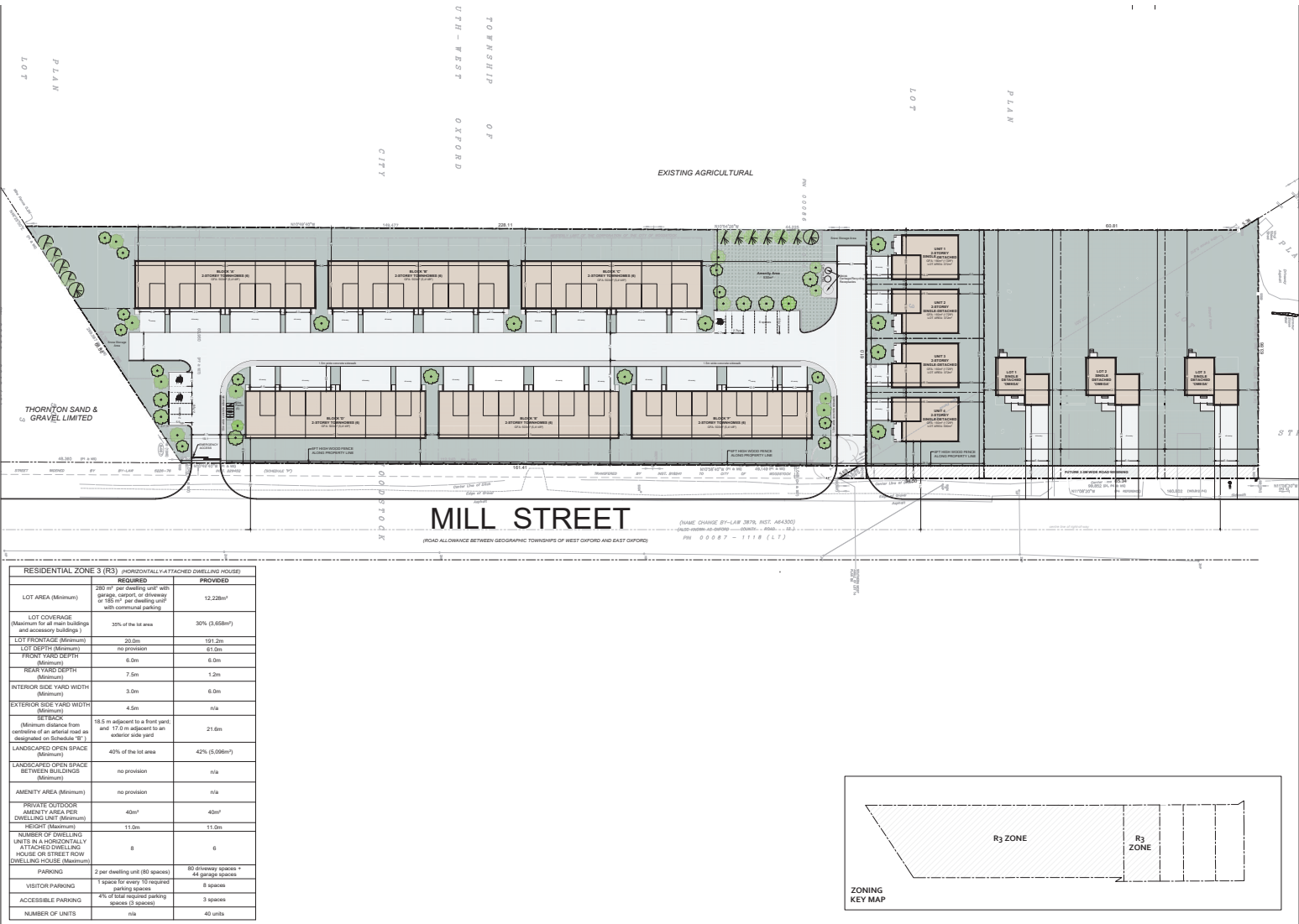
NAD_1983_UTM_Zone_17N



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August 6, 2026

Plate 3: Applicant's Sketch
File No.: OP 26-07-8: Viara Holdings Inc
Part Lot 14 W/S Mill St Plan 86 as in 460585, 565038 Karn Road and 432 Mill Street City of Woodstock



North:

Project Name:

**MILL STREET
WOODSTOCK, ON**

BAKER
Planning Group

Sheet Title:

CONCEPTUAL SITE PLAN

DISCLAIMER
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No: **1** Sheet No: **SP-1**

Scale: **1:1,000 METRIC** Date: **18/02/2026**

File Location: **cp255a_rev01.dwg** Drawn By: **J.TIBBERT**

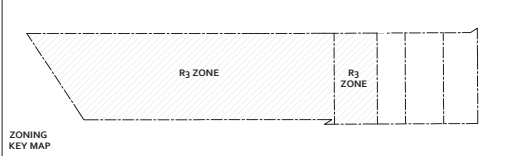


Figure:
3
CONCEPTUAL SITE PLAN
Site Location: Mill Street, Woodstock, ON

COUNTY OF OXFORD

BY-LAW **6871-2026**

BEING a By-Law to adopt Amendment Number 365 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 365 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 meeting 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 365 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 9th day of August, 2026.

READ a third time and finally passed this 9th day of August, 2026.

MARCUS RYAN, WARDEN

TENA MICHIELS, DEPUTY CLERK

AMENDMENT NUMBER 365
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto,
constitutes Amendment Number 365 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 Low Density Residential and Residential Reserve to Low Density Residential and Medium Density Residential to facilitate a residential development that is intended to contain 36 townhouse units and 7 single-detached dwellings.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585, in the City of Woodstock. The lands are located on west side of Mill Street between Pember's Pass and Juliana Drive and are municipally known as 432 Mill Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate residential development of the subject lands. The Official Plan Amendment proposes to redesignate the subject lands from 'Low Density Residential' and 'Residential Reserve' to 'Low Density Residential and 'Medium Density Residential' to facilitate the development establishment of new residential uses on the subject lands, consisting of single detached dwellings and townhouse dwellings.

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 is considered to be an efficient use of lands, available municipal services and infrastructure, and will provide additional housing supply for the City of Woodstock.

Council is also of the opinion that the portion of the subject lands proposed for medium density residential uses is appropriate for medium density residential development, as the lands have direct access to an arterial road (Mill Street) and are near City-owned Parks, public schools, community facilities, and commercial uses. Further, the proposed increased residential density is appropriate for the development of these lands and supports the strategic initiatives and objectives of the Official Plan as they pertain to medium density residential development.

The residential use is considered compatible with surrounding residential, agricultural, and aggregate uses, as demonstrated by supporting technical studies that will be implemented through the required site plan approval process and a holding zone (h) provision that will be placed on the subject lands to ensure the implementation of recommended noise mitigation measures prior to development.

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 “Residential Reserve” to “Residential”;
- 4.2 And 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 “Residential Reserve” to “Low Density Residential”;
- 4.3 And that Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto from “Residential Reserve” to “Medium Density Residential”;
- 4.4 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as “ITEM 3” on Schedule “A” attached hereto from “Low Density residential” to “Medium Density Residential”.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

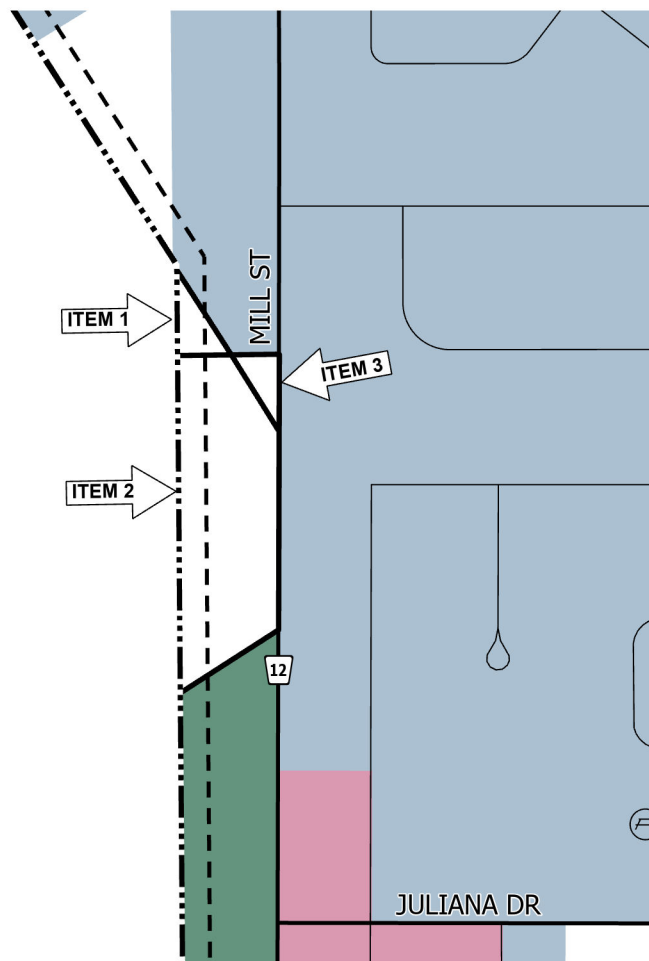
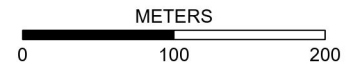
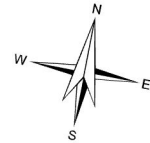
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 365

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"
**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM RESIDENTIAL RESERVE TO LOW DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM RESIDENTIAL RESERVE TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL RESERVE
- A PROPOSED PARK
- COMMUNITY PLANNING DISTRICT

