

NOTICE OF RECEIPT OF COMPLETE APPLICATION

pursuant to Section 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE

CITY OF WOODSTOCK

Please be advised that the Community Planning Office has received an application applying to the following lands:

File No.:	ZN 8-26-07
Owner:	747 Pavey Street Inc. and BenGi Investment Corp. Inc.
Applicant:	Baker Planning Group
Location of Property:	The subject lands are described as Part of Park Lots 2 and 3, Plan 187 in the City of Woodstock. The lands are located on the north side of Pavey Street with some frontage on Fyfe Avenue between Fyfe Avenue and Norwich Avenue, and are municipally known as 747 Pavey Street and 97 Fyfe Ave.
Description of Application:	<p>The intent of the Zoning By-law Amendment is to amend a recently approved site-specific zone (R3-63) to include a provision that was approved by City Council but omitted in error from the final zoning by-law. The original by-law, 9744-25, was passed on March 20, 2025.</p> <p>The subject lands are zoned Special Residential Zone 3 (R3-63) which permits two four-storey structures containing a total of 52 dwelling units, and includes site specific zoning provisions to deem the front lot line as Pavey Street, to permit a minimum parking standard of 1.25 spaces per dwelling unit including visitor parking, permit a maximum height of four storeys, and permit a reduced interior side yard setback. Although identified in previous reports to City and County Councils (and approved by those Councils), a requested reduction in lot area per dwelling unit was omitted from the final zoning by-law that was submitted to Council. This application intends to correct the omission and permit a minimum lot area of 116 m² per dwelling unit for the proposed development.</p>

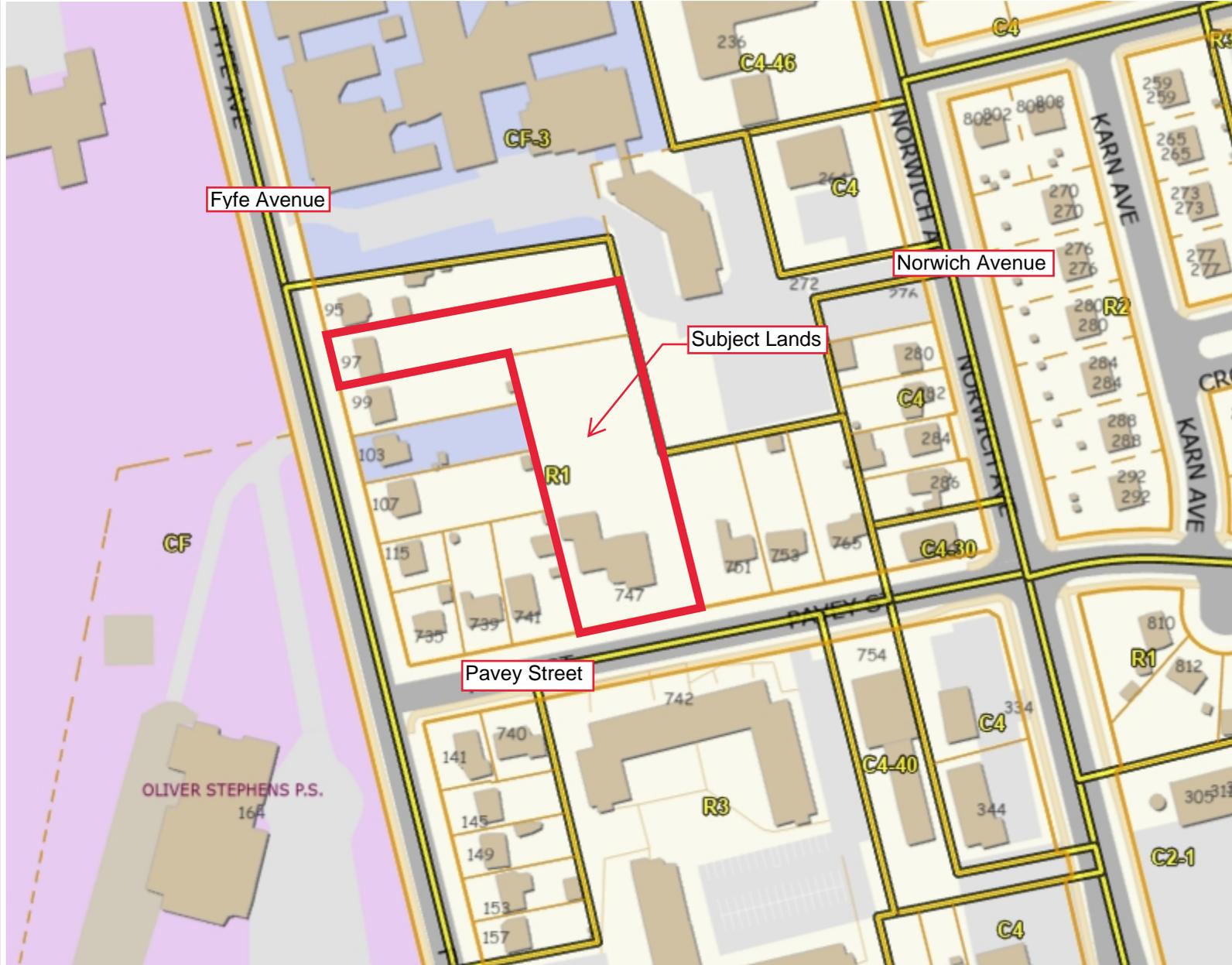
(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Justin Miller, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Justin Miller
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3210
email: planning@oxfordcounty.ca

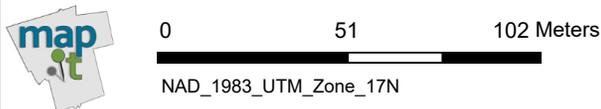
Dated: Wednesday, March 18, 2026



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