

P U B L I C N O T I C E

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

APPLICATION FOR ZONE CHANGE in the CITY OF WOODSTOCK

City of Woodstock
P.O. Box 1539, 500 Dundas Street
Woodstock, ON N4S 0A7
Telephone: 519-539-1291

DATE: Tuesday, February 3, 2026

FILE: ZN 8-25-16
(1967113 Ontario Inc and City of Woodstock)

Purpose and Effect of the Proposed Zone Change

The purpose of this application is to rezone the subject land from 'Residential Type 2 Zone (R2)' to the proposed 'Special Residential Type 3 (R3-sp)' to permit a three unit townhouse development. The applicant is requesting the following relief:

- Reduce the minimum rear yard depth from 7.5 m to 7 m;
- Increase the maximum permitted driveway width for the interior unit from 50% to 60%;
- Increase the maximum permitted lot coverage for the interior unit from 45 % to 46%;
- Reduce the minimum lot frontage for the northerly end unit from 8 m to 6.3 m;
- Reduce the minimum lot area for the northerly end unit from 240 m² to 150 m²;
- Reduce the minimum interior side yard width for the northerly end unit from 3 m to 1.2 m.

The subject lands are located on the west side of Huron Street, lying between Sutherland Drive and Ingersoll Avenue, and are legally described as Part Lot 3 and Lot 4, Plan 278, Part 9, 41R2092, City of Woodstock, municipally known as 125 Huron Street.

Public Meeting

The Council of the City of Woodstock will hold a public meeting to consider the proposed Zone Change on:

Date: **Tuesday, February 17, 2026**
Time: **7:00 p.m.**
Place: **Council Chambers, City Hall, 500 Dundas St, Woodstock, ON N4S 0A7**

Please be advised that a sign language interpreter is available to attend the Public Meeting held at the City of Woodstock. Where the services of a sign language interpreter are required, arrangements must be made with the City Clerk's Office at least seven (7) days in advance of the meeting. You can contact the City Clerk's Office at 519 539-1291 or via e-mail at jbunn@cityofwoodstock.ca.

If you wish to speak or make a presentation to City Council regarding this application at the Council meeting of Thursday, February 19, 2026, you must advise the clerk of your reasons, in writing, no later than 2:00 PM on the Tuesday prior to the meeting. Copies of any presentation must be provided at the time of the request to the City Clerk.

Other Planning Act Applications: **None**

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the City of Woodstock on the proposed amendment, you must make a written request to the either the Clerk of the City of Woodstock or to planning@oxfordcounty.ca.

In order to appeal a decision of the City of Woodstock, to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of City of Woodstock to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to City of Woodstock or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Woodstock or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Justin Miller, Development Planner**, Community Planning Office (519-539-9800 ext. 3210). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,



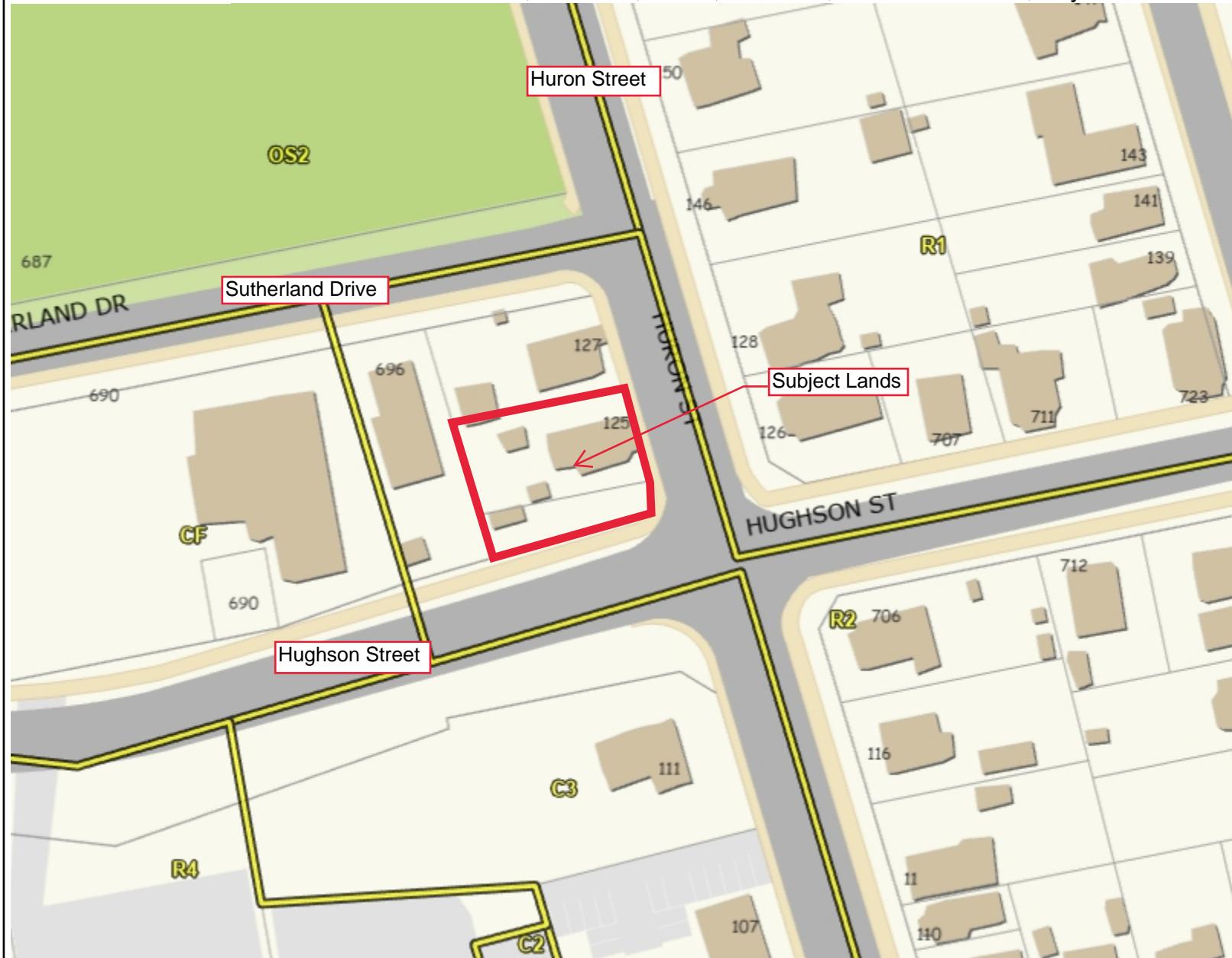
/ak

Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712

Plate 1: Location Map with Existing Zoning

File No.: ZN 8-25-16 - 1967113 Ontario Inc. and City of Woodstock

Part Lot 3 and Lot 4, Plan 278, Part 9, 41R2092; 125 Huron Street, City of Woodstock



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

December 4, 2025



0 26 51 Meters

NAD 1983 UTM Zone 17N



Legend

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

