

**To: Mayor and Members of City of Woodstock Council**

**From: Justin Miller, Development Planner, Community Planning**

## **Application for Zone Change**

### **ZN8-25-15 – Woodstock Meadows Developments Inc.**

#### **REPORT HIGHLIGHTS**

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- The application for Zone Change seeks to amend the existing residential zones in the subdivision to add a special provision to establish a new frontage definition for the subject lands.
- Planning staff are recommending that the application be approved as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to development within Low and Medium Density Residential areas.

#### **DISCUSSION**

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##### **BACKGROUND**

**OWNERS:**

Woodstock Meadows Developments Inc.  
5-167 Jolliffe Avenue, Rockwood Ontario N0B 2K0

**AGENT/APPLICANT:**

Monteith Brown Planning Consultants  
302-219 Oxford Street West, London Ontario N6H 1S5

**LOCATION:**

The subject lands are described as Part Lot 5, Concession 14 (East Zorra), being Parts 1, 3, 5 & 6, 41R-7650 in the City of Woodstock. The lands are located on the south side of Oxford Road 17, between 14<sup>th</sup> Line and 15<sup>th</sup> Line, and are municipally known as 745314 and 745364 Oxford Road 17.

**COUNTY OF OXFORD OFFICIAL PLAN:**

|                |   |   |
|----------------|---|---|
| Schedule 'W-1' | City of Woodstock<br>Land Use Plan            | Residential<br>Environmental Protection<br>Open Space |
| Schedule 'W-3' | City of Woodstock<br>Residential Density Plan | Low Density Residential<br>Medium Density Residential |

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special Residential Zone 1 (R1-27)'  
'Special Residential Zone 2 (R2-38)'  
'Special Residential Zone 3 (R3-48, R3-49 and R3-50)'

Proposed Zoning: 'Amended Special Residential Zone 1 (R1-27)'  
'Amended Special Residential Zone 2 (R2-38)'  
'Amended Special Residential Zone 3 (R3-48, R3-49 and R3-50)'

PROPOSAL:

The application for Zone Change is intended to apply across the above-described zones within the Woodstock Meadows Developments Inc. plan of subdivision. The applicant is proposing to change the way lot frontage is defined within the subject lands to accommodate their site designs for lots with previously-granted special provisions for front yard depths, specifically related to lots with curved frontages.

Four of the above-noted zones (R1-27, R2-38, R3-48, and R3-50) contains a special provision for Front Yard Depth, establishing a minimum front yard depth of 4.5 m (14.8 ft), except that a garage or carport shall be setback a minimum of 6 m (19.7 ft). The R3-49 Zone is intended to specifically permit back-to-back townhouses and permits a minimum front yard depth of 2.75 m (9 ft). Within the R1, R2 and R3 Zones, the standard minimum front yard depth is 6 m (19.7 ft).

The City's Zoning By-law currently calculates lot frontage with the following definition:

*"the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and measured at a point the minimum front yard depth requirement from the front lot line."*

The applicant has requested that, for the subject lands, the minimum lot frontage be calculated using the following definition:

*"Notwithstanding any provisions or definitions of this By-law to the contrary, minimum lot frontage shall be measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at 6.0 metres from the front lot line."*

On lots with curved frontages, calculating the lot frontage from the minimum front yard depth of 4.5 m (14.8 ft) rather than the standard 6 m (19.7 ft) has the ability to yield narrower frontages than the applicant intended, some of which would be deficient in the required minimum lot frontage. No change to the number or type of approved residential units is proposed.

Surrounding land uses are residential lands and vacant lands to be developed for residential purposes to the east and west. To the north are agricultural lands, and to the south are open space lands associated with the Pittock Dam reservoir.

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

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

Plate 3, Applicant's Sketch, provides several examples of the proposed and existing frontage definition.

## **APPLICATION REVIEW**

### 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.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain 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
- 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 approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 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 immediate 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; and
  - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, 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 prioritizing planning and investment in the necessary infrastructure and public service facilities.

#### OFFICIAL PLAN

The subject lands are designated 'Low Density Residential' and 'Medium Density Residential' according to the City of Woodstock Land Use Plan.

Low Density Residential Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadraplexes, low density cluster development and low rise apartments. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or development and City Council may choose to restrict the range of uses in a particular location through the Zoning By-law.

Medium Density Residential Districts are those lands that are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment buildings. In these Districts it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density.

A portion of the Woodstock Meadows Developments Inc. plan of subdivision does contain High Density Residential Districts, but those lands are not included in this zone change application.

#### ZONING BY-LAW

The subject lands are currently zoned 'Special Residential Zone 1 (R1-27)', 'Special Residential Zone 2 (R2-38)' and 'Special Residential Zones 3 (R3-48, R3-49 and R3-50)' according to the City's Zoning By-law. The R1-27 Zone permits single-detached dwellings with special provisions for front yard depths, lot areas, lot coverages, distances from Environmental Protection Zones, and projections for covered porches. The R2-38 Zone permits single-detached and semi-detached dwellings and duplexes with special provisions for front yard depths, lot areas, lot coverages, interior side yard setbacks, distances from Environmental Protection Zones, and projections for covered porches. The R3-48 Zone permits a street row dwelling house with special provisions for lot areas, lot frontages, front yard depths, interior side yard widths, lot coverages,

landscaped open space percentages, building heights, projections for covered porches and distances from Environmental Protection Zones. The R3-49 Zone permits a multiple attached dwelling with special provisions for lot areas, lot frontages, front yard depths, rear yard depths, interior side-yard depths, building heights, lot coverages, landscaped open space percentages, amenity areas, projections for covered porches and distances from Environmental Protection Zones; the intent of these provisions is to establish back-to-back townhouses in this zone. The R3-50 Zone permits apartments, boarding or lodging houses, converted dwellings, group homes type 1, horizontally-attached dwellings, a retirement home and a street row dwelling with special provisions for front yard depths, lot frontages, interior side yard widths, lot coverages, building heights, and projections for covered porches. All of the zones permit additional residential units, bed and breakfasts, and home occupations subject to further criteria.

For the above-identified zones, the applicant has requested an alternate definition for minimum lot frontage calculations. As discussed in the proposal section of this report, frontage is currently defined as:

*“the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and measured at a point the minimum front yard depth requirement from the front lot line.”*

The applicant has requested that, for the subject lands, the minimum lot frontage be calculated using the following definition:

*“Notwithstanding any provisions or definitions of this By-law to the contrary, minimum lot frontage shall be measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at 6.0 metres from the front lot line.”*

#### AGENCY COMMENTS

The City of Woodstock Engineering Department (Development Division) and Oxford County Public Works have reviewed the application and indicated that they have no comments.

#### PUBLIC CONSULTATION

Notice of the proposal was provided to the public and surrounding property owners on October 20, 2025 and November 24, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns were received.

### **Planning Analysis**

The applicant is proposing to amend the existing zoning to provide a new definition for how minimum lot frontage is calculated on the subject lands. The current definition for minimum lot frontage indicates that frontage is calculated at the minimum front yard depth. In general residential zones, the minimum front yard depth is 6 m (19.7 ft); however, the subject lands have special provisions that have established alternative front yard depths, generally at 4.5 m (14.8 ft). Functionally, for the subject lands, the applicant has requested that the minimum lot frontage be calculated 6 m (19.7 ft) from the front lot line, despite any alternative minimum front yard depth

provisions. On lots with curved frontages, calculating the lot frontage from the minimum front yard depth of 4.5 m (14.8 ft) rather than the standard 6 m (19.7 ft) could yield narrower frontages than the applicant intended, some of which would be deficient from the minimum lot frontage.

It is the opinion of staff that the subject application is consistent with the PPS as the proposed development promotes intensification and provides a mix of housing types and densities to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, municipal services and infrastructure within a designated settlement area.

Planning staff are also satisfied that the proposal maintains the intent and purpose of the Official Plan as development within the Low Density and Medium Density designations. Staff are satisfied that the proposed development is consistent with the policy direction for low and medium density housing types.

Minimum lot frontage provisions are intended to insure that sufficient space is available for an adequate building envelope and off-street parking. The applicant's Sketch demonstrates that adequate space will remain for a building envelope and off-street parking; in particular, garages must still be setback 6 m (19.7 ft), ensuring that space for off-street parking is maintained. Further, in most cases, calculating frontage at 6 m (19.7 ft) rather than 4.5 m (14.8 ft) will not significantly impact the lot frontage calculations, and on regular shaped (rectangular) lots, the change in definition will not change the minimum lot frontage calculations at all. No change to the number of type of residential units currently approved is proposed.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent of and purpose of the Official Plan. As such, staff are of the opinion that the application can be given favourable consideration.

## **RECOMMENDATIONS**

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**It is recommended that the Council of the City of Woodstock approve the application for zone change, submitted by Woodstock Meadows Developments Inc. for lands described Part Lot 5, Concession 14 (East Zorra), being Parts 1, 3, 5 & 6, 41R-7650, in the City of Woodstock, to amend the existing zoning on the subject lands to facilitate the development of a residential plan of subdivision by establishing a revised definition for minimum lot frontage on the subject lands.**

## **SIGNATURES**

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**Authored by:** *"Original Signed by"*

Justin Miller  
Development Planner

**Approved for submission:** *"Original Signed by"*

Eric Gilbert, MCIP, RPP  
Manager of Development Planning





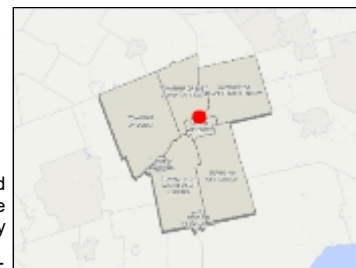


### Legend

#### Parcel Lines

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

### Notes



0 205 409 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

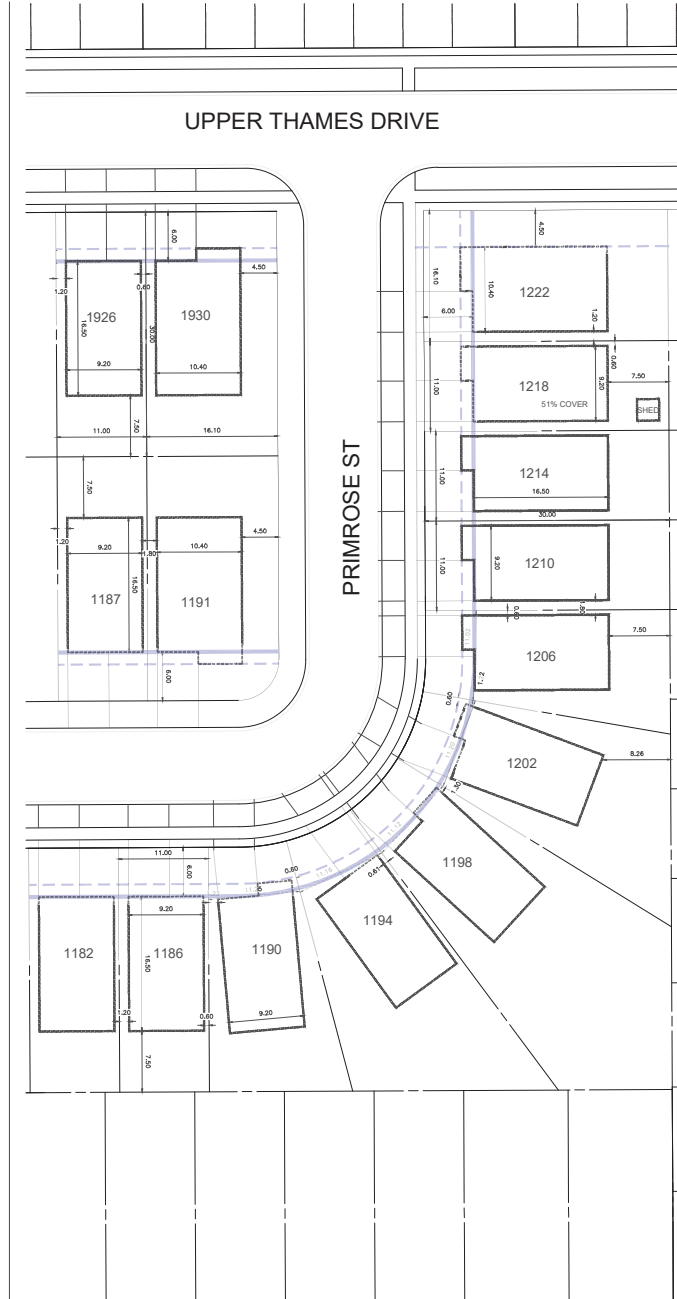
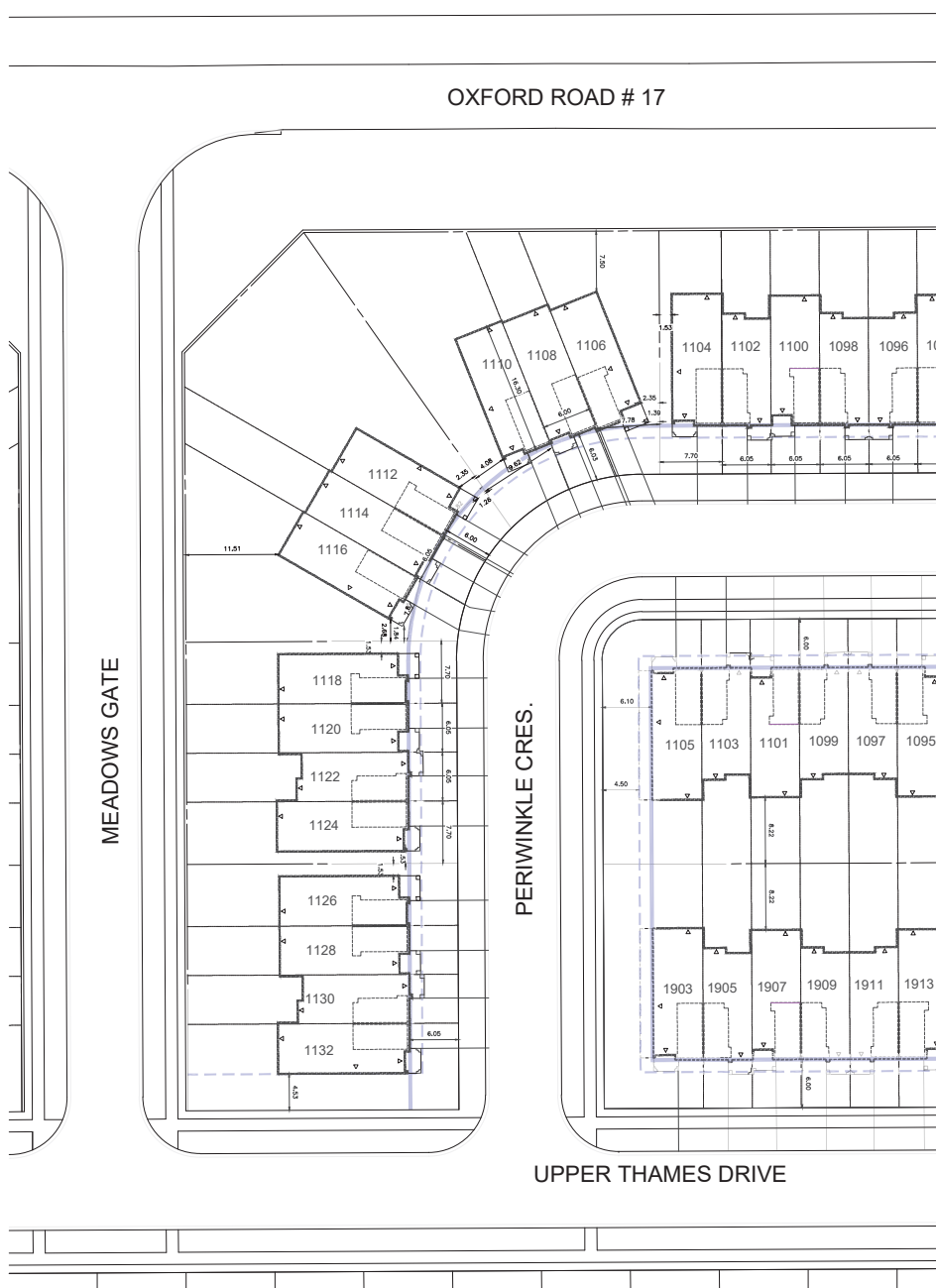
November 26, 2025



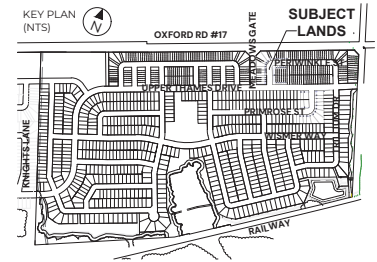
# Plate 3: Applicant's Sketch

File No.: ZN8-25-15: Woodstock Meadows Development Inc.

Part Lot 5, Concession 14 (East Zorra) & Parts 1, 3, 5 & 6, 41R-7650 City of Woodstock



## MINOR VARIANCE WOODSTOCK MEADOWS BLOCKS



| WOODSTOCK ZONING BY-LAW                   |  |  |
|---|--|--|
| Regulated                                 | R3-50  | R2-38  |
| LOT AREA                                  |  | 290m <sup>2</sup> & 340m <sup>2</sup> corner Min.    |
| LOT DEPTH                                 | 28m Min.   | 25m Min.   |
| LOT FRONTAGE                              | 6m & 7.7m end unit Min.  | 9m & 12m corner Min.                                 |
| FRONT & EXTERIOR SIDE YARD                | 4.5m Min.  | 4.5m & 6m to garage Min.                             |
| INTERIOR SIDE YARD                        | 1.2m Min.  | 1.2m & 0.6m on the other Min. 1.8m between dwellings |
| REAR YARD                                 | 7.5m Min.  |  |
| LANDSCAPE OPEN SPACE                      | 25% Min.   | 30% Min.   |
| LOT COVERAGE                              | 55% Max.   | 51% Max.   |
| BUILDING HEIGHT                           | 3 Storey Max.  | 11m Max.   |
| PERMITTED PROJECTIONS INTO REQUIRED YARDS | covered porches, covered steps, decks, stoops or landings not exceeding 1 storey may be permitted to project 1.5m into an exterior side yard |  |

### LEGEND:

- BUILDING ENVELOPE
- 6m STREET SETBACK
- 4.5m STREET SETBACK



Sept 12, 2025  
17-1203  
SCALE 1: 600 (11x17)



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