

**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:

<b>File No.:</b>	ZN 8-26-03
<b>Owner:</b>	1474600 Ontario Ltd
<b>Applicant:</b>	Vance Construction
<b>Location of Property:</b>	The subject property is described as Part of Park Lot 3 N/S Ingersoll Ave Range 4, Plan 10, City of Woodstock. The lands are located at the SE corner of the intersection of Vansittart Avenue and Devonshire Avenue and are known municipally as 360 Devonshire Avenue and 350 Vansittart Avenue, in the City of Woodstock.
<b>Description of Application:</b>	The purpose of this application is to amend the provisions of the C1-11 zone to increase the maximum gross floor area per non-residential use from 460 sq m to 650 sq m, and to increase the cumulative gross floor area from 714 sq m to 930 sq m to facilitate the development of a dental office and future commercial space, as permitted by the C1-11 Zoning.

(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.

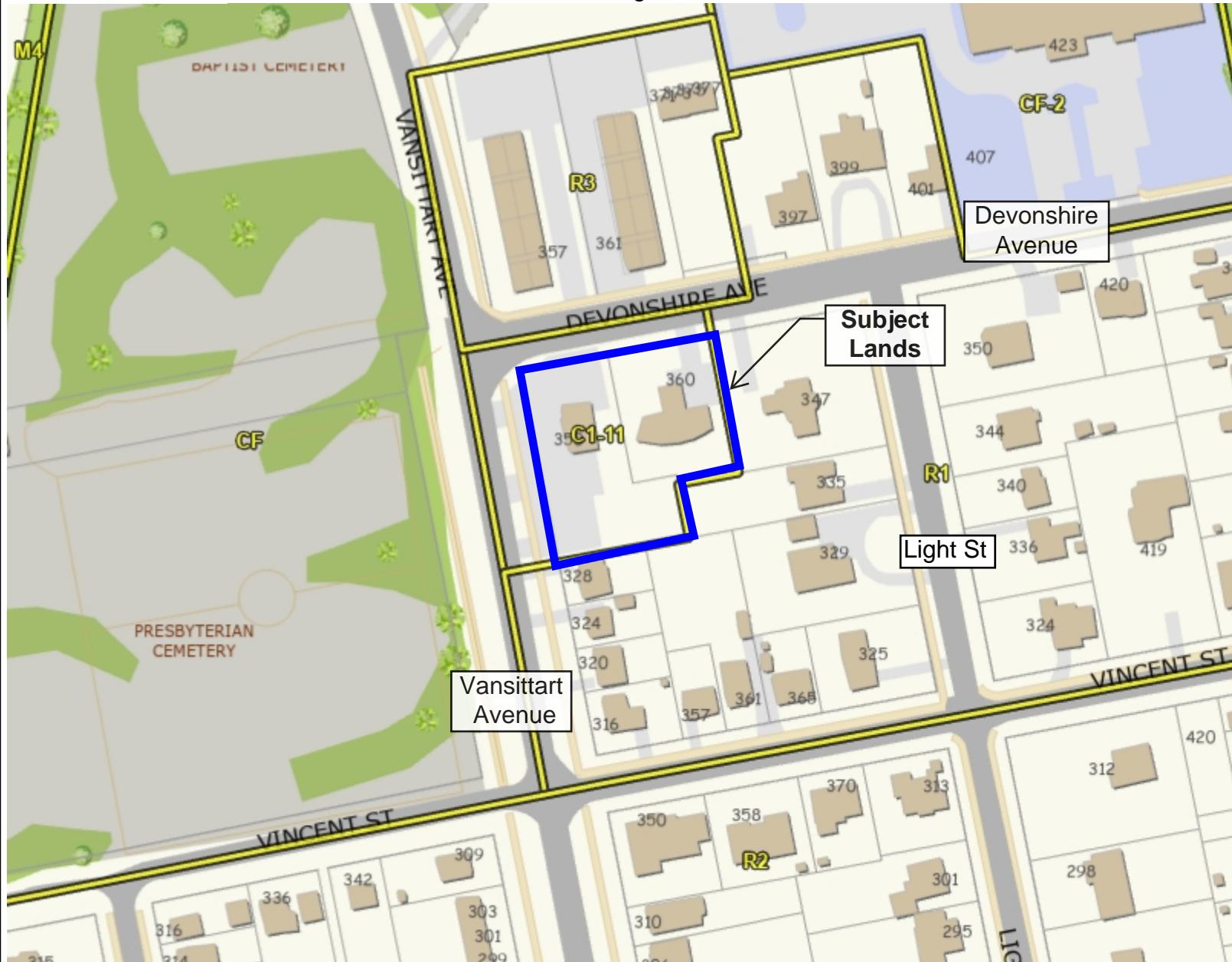
If you have any questions regarding the application, please contact this office to arrange an appointment with **Justin Miller, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on 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](mailto:planning@oxfordcounty.ca)

## Plate 1: Location Map with Existing Zoning

File No.: ZN8-26-03: 1474600 Ontario Inc.

Part Park Lot 3, Plan 10, Range 4N, 350 Vansittart Avenue and 360 Devonshire Avenue, 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

January 28, 2026



0 51 102 Meters

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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

