

PUBLIC NOTICE

APPLICATION FOR DRAFT PLAN OF SUBDIVISION in the CITY OF WOODSTOCK

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

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

DATE: Tuesday, February 3, 2026

FILES: SB 25-06-8 (City of Woodstock)

Purpose and Effect of the Proposed Draft Plan of Subdivision:

The purpose of the application is to create 5 blocks for a future institutional/recreational development, served by an extension of Springbank Avenue North, and a new local street connecting Springbank Avenue N to Lansdowne Avenue in the City of Woodstock. The lands are proposed to be developed for recreational and institutional uses by the City of Woodstock.

The subject lands front on the south side of Lansdowne Avenue and eastern terminus of Springbank Avenue North, and are legally described as Part Lot 14, Concession 2 (Blandford), Parts 1 & 2 of 41R-8016 in the City of Woodstock.

Public Meetings:

The Council of the City of Woodstock will hold a public meeting to consider the proposed Draft Plan of Subdivision 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.

PLEASE NOTE: The Council of the City of Woodstock will make a recommendation to County Council in regard to the Draft Plan of Subdivision application. The application will be considered for decision by County Council at a regular meeting as noted below/on the reverse of this page.

The Council of the County of Oxford will hold a public meeting to consider the proposed Draft Plan of Subdivision on:

Date: **Wednesday, March 11, 2026**
Time: **9:30 a.m.**
Place: **Oxford County Administration Bldg, Council Chambers, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1**
Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by **Friday, March 6, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Draft Plan of Subdivision amendment at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

cont'd...

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

In order to appeal a decision of the City of Woodstock or the County of Oxford 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 the City of Woodstock or the County of Oxford to the Ontario Land Tribunal but 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 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 applications, 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

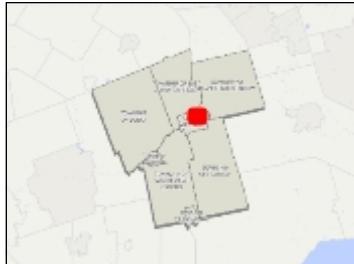
Plate 1: Location Map with Existing Zoning
File No.: SB 25-06-8- City of Woodstock (Cowan Fields)
Part Lot 14, Concession 2 (Blandford) Parts 1 & 2, 41R-8016, City of Woodstock



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



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 28, 2025

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The diagram shows a circular compass rose with a central square divided into four quadrants. The top-right quadrant contains a large, bold letter 'N' (North). The other three quadrants are empty. The compass rose is surrounded by a circular border with eight major tick marks, each pointing outwards. The text 'NORTH ARROW' is written above the compass rose.

ICES:
GRAPHICAL SURVEY BY SPH
RING (04/2023), (05/2023)
COUNTY MAPPING

PRELIMINARY FOR CONSTRUCTION

AREA SCHEDULE

LOCK	DESCRIPTION	AREA (ha)
	FUTURE DEVELOPMENT	5.400
	FUTURE DEVELOPMENT	11.779
	EX CELL TOWER	0.009
	0.300m RESERVE	0.010
	3.0m LANSDOWNE ROAD WIDENING	0.049
	ROADS	1.535
TOTAL		18.782

DESCRIPTION	DATE
REVISIONS	

	-
	-
	-
	-
	-
	-
	-
CLIENT REVIEW	2025-09-11

CLIENT REVIEW	2025-08-21
CLIENT REVIEW	2025-06-21
CLIENT REVIEW	2025-05-11
DESCRIPTION	DATE
ISSUED	

 City of
Woodstock

COWAN FIELDS

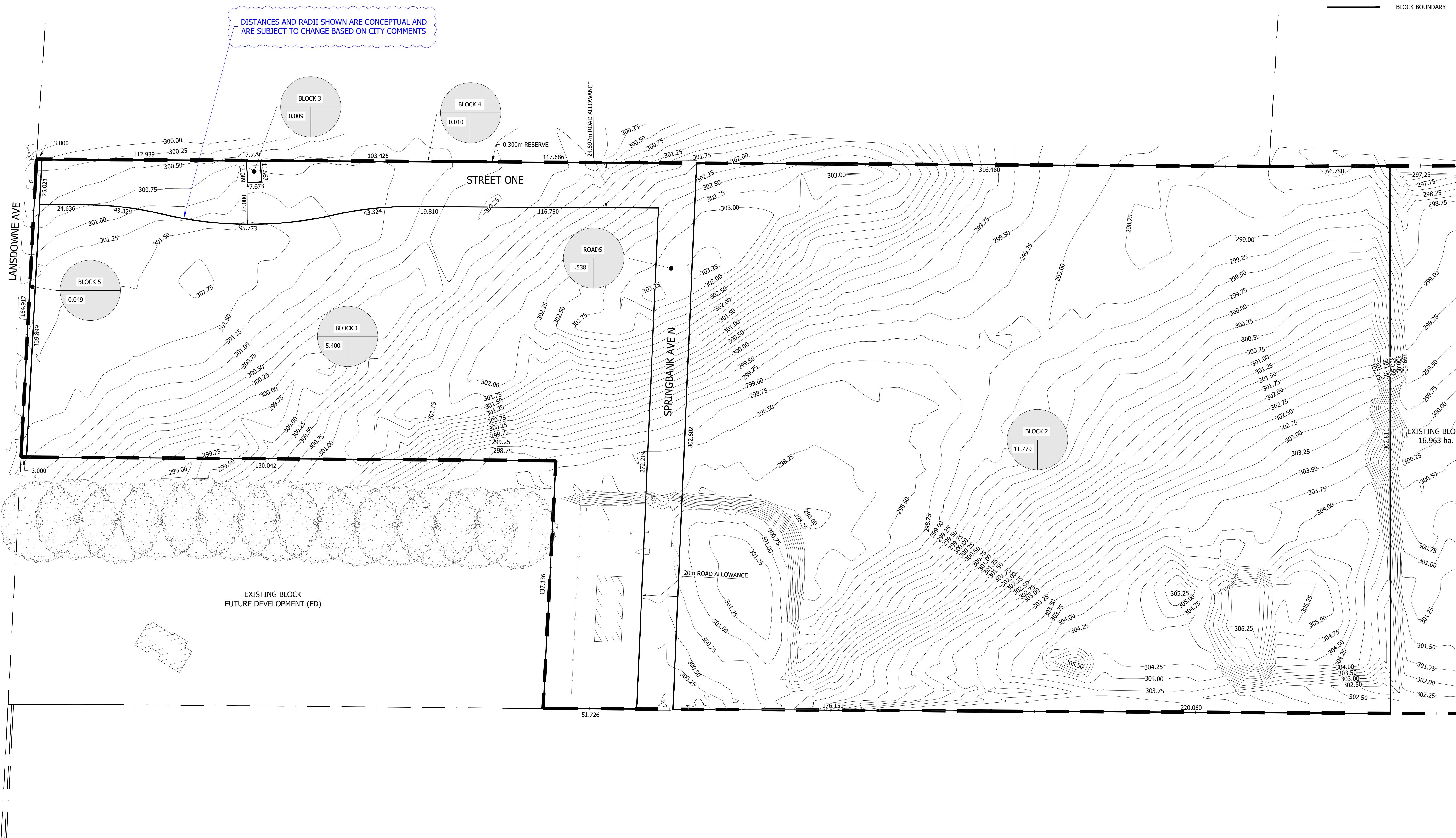
ON OF SUBDIVISION

PLAN OF SUBDIVISION

PROPOSED DRAFT PLAN OF SUBDIVISION

DTED	DRAWN EL	CHECKED CK
9-19	PROJECT No 24030	DRAWING No P1.0

DISTANCES AND RADII SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON CITY COMMENT



PROPOSED DRAFT PLAN OF SUBDIVISION

SCALE: 1:1000

SCANNED 191000

Z:\2024\24030 COWAN FIELDS PLAN OF SUBDIVISION\24030 SITE12.DWG