

PUBLIC NOTICE

pursuant to Section(s) 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, December 23, 2025 **FILE:** ZN 8-24-23 (Kuldeep Brar, Jagjit Randhawa and 2167284 Ontario Inc)

Purpose and Effect of the Proposed Zone Change

The purpose of this application is to rezone the subject property from 'Future Development Zone (FD)' to 'Highway Commercial Zone (C4)' and 'Special Highway Commercial Zone (C4-sp)' to permit the full range of uses in the C4 Zone on the subject lands. The applicant has requested a C4-sp Zone on 715133 Oxford Road 4 to permit a reduced setback of 1.5 m setback from the street line for a drive aisle. The application has specifically proposed a gas station, an eating establishment, a convenience store and a retail food store.

The subject land is described as Concession 1, Part Lot 13 (Blandford), and is located at the south-west corner of the intersection of Devonshire Avenue and Oxford Road 4.

Public Meeting

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

Date: Monday, January 12, 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, January 15, 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:

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.

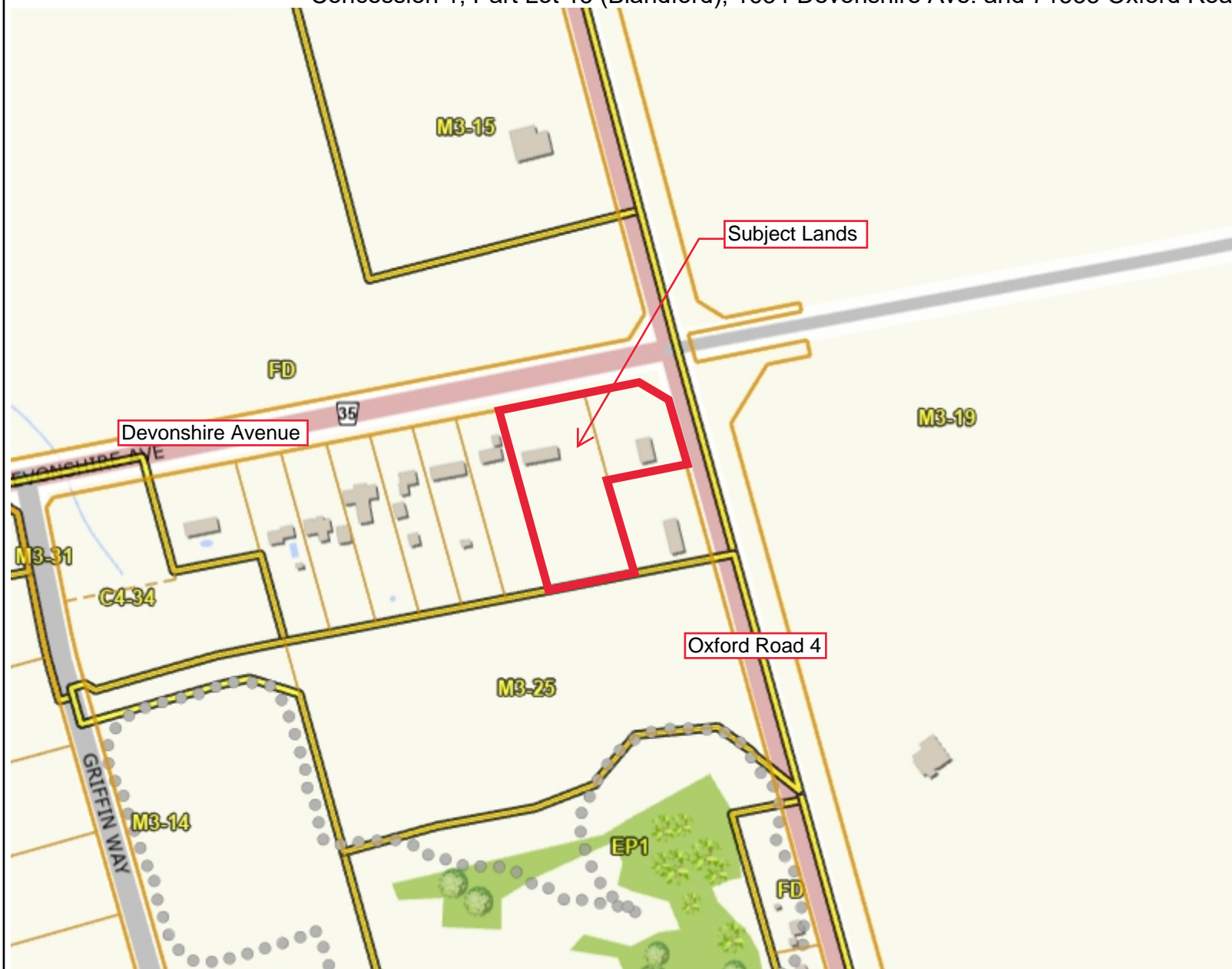
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is fluid and cursive, with the first name "Eric" and last name "Gilbert" clearly distinguishable.

/lb

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



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



0 102 205 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

October 17, 2024