

REVISED PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE 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, May 12, 2026

FILES: OP 26-02-8 and ZN 8-26-01 (190 Huron Street Inc)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The purpose of the application for Official Plan Amendment is to redesignate the lands from 'Neighbourhood Shopping Centre' to 'Residential' and 'Medium Density Residential', with a special policy area to permit a maximum residential density of 100 units per hectare in lieu of the maximum 70 units per hectare.

The proposed zone change application would rezone the lands from 'Shopping Centre Commercial Zone (C2)' to 'Special Residential Zone 3 (R3-sp)' to permit the development of multiple-attached dwelling houses (stacked townhouse dwellings) with special provisions on two separate properties.

The west property, previously containing a parking area, is proposed for 44 stacked townhouse dwelling units, and the following special provisions are proposed:

- Minimum lot area of 100 m² per dwelling unit;
- Minimum front yard depth of 3 m;
- Minimum interior side yard width of 5 m;
- Minimum landscaped open space of 34%;
- Notwithstanding maximum projections for stairs, landings or patio structures, no such projection shall be located closer than 1.2 m from a property line;
- Maximum height 14.5 m;
- Minimum parking 1.38 spaces per dwelling unit plus visitor parking;
- Relief of 1 visitor parking space; and
- Minimum setback of 1.1 m from the parking area to the south lot line.

The east property, previously containing the Salvation Army Thrift Store, is proposed for 20 stacked townhouse units, and the following special provisions are proposed:

- Minimum lot area of 130 m² per dwelling unit;
- Minimum front yard depth of 3 m;
- Minimum setback from the centreline of an arterial road of 16.5 m;
- Minimum exterior side yard width of 3.5 m;
- Minimum landscaped open space of 30%;
- Notwithstanding maximum projections for stairs, landings or patio structures, no such projection shall be located closer than 1.8 m from a property line;
- Maximum height of 14.5 m; and
- Minimum setback of 1.5 m from the parking area to the exterior lot lines.

The subject lands are composed of two properties fronting on Huron Street, legally described as Lot 24C, Plan 216 and Part Lot 1, Plan 445 in the City of Woodstock. The eastern lot is located at the NE corner of the intersection of Knightsbridge Road and Huron Street, and the western lot is located on the western side of Huron Street between Hayball Street and Tobin Place. The lands are municipally known as 190 and 196 Huron Street.

Public Meetings:

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

Date: Tuesday, May 19, 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, May 21, 2026**, you must advise the clerk of your reasons, in writing, no later than 12:00 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.

cont'd...

PLEASE NOTE: The Council of the City of Woodstock will make a recommendation to County Council in regard to the Official Plan Amendment. The application will be considered for decision by County Council at a regular future meeting still to be scheduled.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendments 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.

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 either the Clerk of the 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.

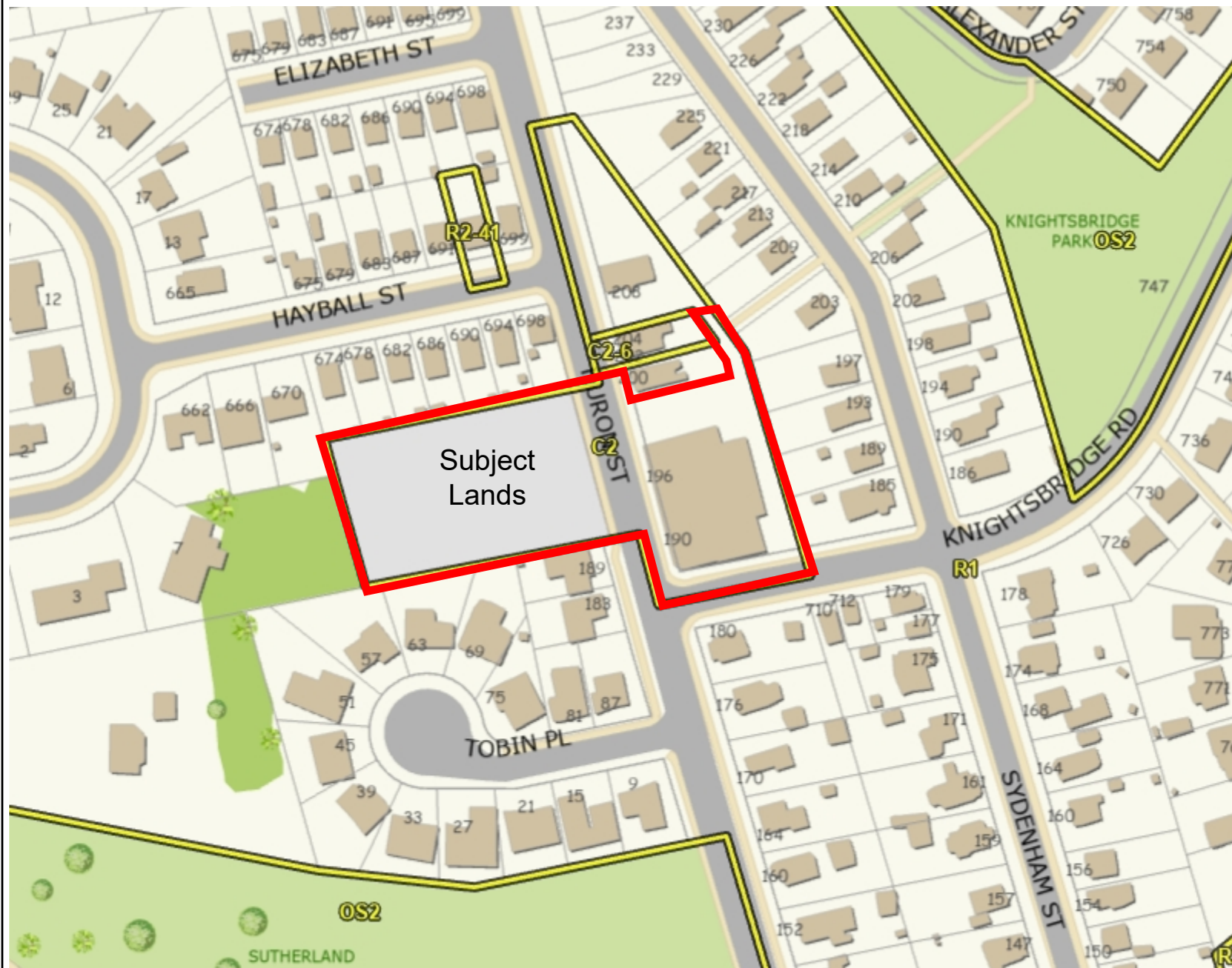
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx.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



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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

- 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 51 102 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

January 28, 2026