

PUBLIC NOTICE

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

APPLICATION 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, December 23, 2025

FILES: OP 25-12-8 and ZN 8-25-10 (City of Woodstock)

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

The application for Official Plan Amendment has been requested to redesignate the subject lands from 'Open Space' to 'High Density Residential'. The High Density designation is intended to support multiple unit forms of development on the subject lands that result in a minimum gross density of 70 units per hectare.

The purpose of the application for zone change is to rezone the subject lands from 'Active Open Space Zone (OS2)' to 'Special Residential Type 4 Zone (R4-sp)' to facilitate the development of the subject lands for an apartment dwelling house, a horizontally-attached dwelling house, a multiple-attached dwelling house and/or a street row dwelling house with a minimum gross density of 70 units per hectare. The applicant is also seeking a 14 m minimum rear yard setback from the property line abutting the 401, and a nil setback between the OS2 Zone to the west of the proposed R4-sp Zone within the City-owned property.

The lands are described as Part Lots 21 to 23 and 27, Plan 1600 as in B30605 and Parts 19 to 22, Plan 41R-2833, City of Woodstock, lying on the south side of Juliana Drive between Athlone Avenue and Bruin Boulevard, municipally known as 760 Juliana Drive in the City of Woodstock

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: 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.

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

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

Date: Wednesday, February 11, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Building
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, February 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:

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendment(s) 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 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,



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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



Approximate Area to be Rezoned

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

September 18, 2025