

PUBLIC NOTICE

pursuant to Section 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: Monday, March 30, 2026

FILE: ZN 8-26-07 (747 Pavey Street Inc and Benji Investments Inc)

Purpose and Effect of the Proposed Zone Change

The intent of the Zoning By-law Amendment is to amend a recently approved site-specific zone (R3-63) to include a provision that was approved by City Council but omitted in error from the final zoning by-law. The original by-law, 9744-25, was passed on March 20, 2025.

The subject lands are zoned Special Residential Zone 3 (R3-63) which permits two four-storey structures containing a total of 52 dwelling units, and includes site specific zoning provisions to deem the front lot line as Pavey Street, to permit a minimum parking standard of 1.25 spaces per dwelling unit including visitor parking, permit a maximum height of four storeys, and permit a reduced interior side yard setback. Although identified in previous reports to City and County Councils, and subsequently approved by those Councils, a requested reduction in lot area per dwelling unit was omitted from the final zoning by-law that was submitted to Council. This application intends to correct the omission and permit a minimum lot area of 116 m² per dwelling unit for the proposed development.

The subject lands are described as Part of Park Lots 2 and 3, Plan 187 in the City of Woodstock. The lands are located on the north side of Pavey Street with some frontage on Fyfe Avenue between Fyfe Avenue and Norwich Avenue, and are municipally known as 747 Pavey Street and 97 Fyfe Ave.

Public Meeting

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

Date: Monday, April 13, 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, April 16, 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.

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.

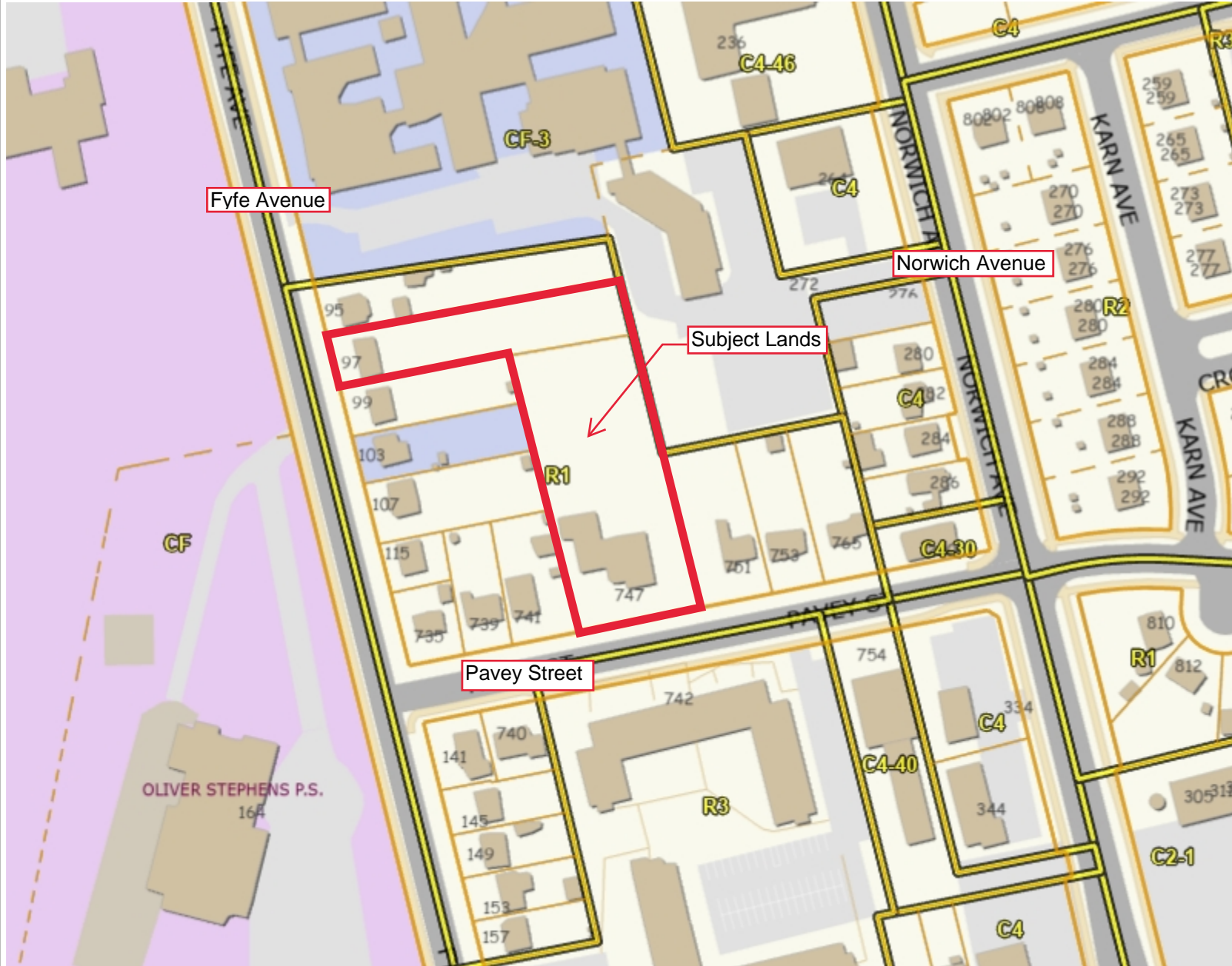
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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 that reads "Eric Gilbert". The signature is written in a cursive style with a prominent "E" and "G".

/lb

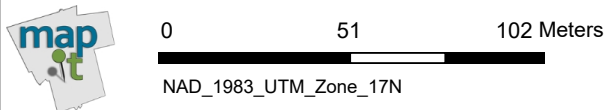
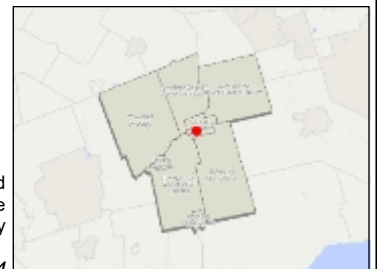
Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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



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