

To: Mayor and Members of City of Woodstock Council

From: Dustin Robson, Development Planner, Community Planning

Zone Change Application ZN 8-25-16 – 1967113 Ontario Inc. and the Corporation of the City of Woodstock

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of three unit street row dwelling house (townhouses) on the subject lands. The townhouses are intended to replace an existing single detached dwelling on the subject lands.
- Planning staff are recommending that the application be supported as the proposal is consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting Medium Density Residential districts.

DISCUSSION

BACKGROUND

OWNERS: 1967113 Ontario Inc. (Amer Cengic)
35 Hardwood Street, Innerkip, ON N0J 1M0

The Corporation of the City of Woodstock
500 Dundas Street, Woodstock, ON N4S 0A7

AGENT: Denis Brolese
709-515 Finkle Street, Woodstock, ON N4V 0B4

LOCATION:

The subject lands are described as Part Lot 3 and Lot 4, Plan 278, Part 9, 41R-2092. The lands are located on the northwest corner of the Hughson Street and Huron Street intersection and are municipally known as 125 Huron Street, City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"	City of Woodstock Land Use Plan	'Residential'
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Schedule 'W-3' City of Woodstock
Residential Density Plan

'Medium Density Residential'

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Residential Zone 2 (R2)'

Proposed Zoning: 'Special Residential Zone 3 (R3-sp)'

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3)' to facilitate the development of three townhouse dwelling units on the subject lands.

At the time of the application submission, special provisions were requested to reduce the minimum lot area for an end unit from 240 m² (2,583.3 ft²) to 192 m² (2,066.6 ft²), to reduce the interior side yard setback from 3 m (9.8 ft) to 1.2 m (3.9 ft), and to reduce the required frontage for an end unit from 8 m (26.2 ft) to 6.3 m (20.6 ft).

Following the formal submission of the application and the circulation of the Notice of Complete Application, the applicant advised that they wished to update the requested special provisions to be as follows:

- Reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 7 m (22.9 ft);
- Increase the maximum permitted driveway width for the interior unit from 50% to 60%;
- Increase the maximum permitted lot coverage for the interior unit from 45 % to 46%;
- Reduce the minimum lot frontage for the northerly end unit from 8 m (26.2 ft) to 6.3 m (20.6 ft);
- Reduce the minimum lot area for the northerly end unit from 240 m² (2,583.3 ft²) to 150 m² (1,614.5 ft²); and,
- Reduce the minimum interior side yard width for the northerly end unit from 3 m (9.8 ft) to 1.2 m (3.9 ft).

The subject lands owned by the applicant contains an existing single detached dwelling and shed while the lands owned by the City of Woodstock are vacant. Surrounding land uses are predominantly single detached dwellings to the north and east while commercial enterprises and higher density residential development exist to the south. A single detached dwelling and a community hall exists to the west of the subject lands.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

Plate 3, Applicant's Sketch, identifies the proposed development and setbacks as provided by the applicant.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.2.1 of the PPS provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;

- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

OFFICIAL PLAN

The subject lands are located within the 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium density residential districts include those lands that are primarily developed or planned for a variety for low profile municipal unit development that exceed densities established for Low density residential districts. Permitted housing forms including townhouses, cluster houses, converted dwellings, and apartment buildings. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use.

Section 7.2.5 of the Official Plan advises that the net residential density within the medium density districts shall have a minimum of 31 units per hectare (13 units per acre) and a maximum of 70 units per hectare (30 units per acre).

ZONING BY-LAW

The subject lands are zoned 'Residential Zone 2 (R2)' within the City of Woodstock's Zoning By-law. The R2 Zone permits a single-detached dwelling, a semi-detached dwelling, a duplex, and associated home occupations and ARUs.

The applicant proposes to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to permit the development of three unit street row dwelling house (townhouses). The R3 Zone permits an apartment dwelling house, a boarding house or lodging house, a converted dwelling, a group home type 1, a horizontally-attached dwelling house, a multiple-attached dwelling house, a retirement home, a street row dwelling house and associated home occupations and ARU's.

For a street row dwelling house, the R3 zone requires a minimum lot area of 150 m² (1,614 ft²) per dwelling unit or 240 m² (2,583.3 ft²) for end units, a lot frontage of 5 m (16.4 ft) per unit or 8 m (26.2 ft) per end unit, front yard depth of 6 m (19.6 ft), rear yard depth of 7.5 m (24.6 ft), interior side yard width of 3 m (9.8 ft) for end units, minimum landscaped open space of 35%, and maximum lot coverage of 45%.

Section 5.4.4 of the zoning by-law permits parking areas within all yards for residential units with individual driveways, however, a maximum of 50% of a front or exterior side yard may be used for parking.

As part of the subject zone change application the applicant has requested the following special provisions:

- Reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 7 m (22.9 ft);
- Increase the maximum permitted driveway width for the interior unit from 50% to 60%;
- Increase the maximum permitted lot coverage for the interior unit from 45 % to 46%;

- Reduce the minimum lot frontage for the northerly end unit from 8 m (26.2 ft) to 6.3 m (20.6 ft);
- Reduce the minimum lot area for the northerly end unit from 240 m² (2,583.3 ft²) to 150 m² (1,614.5 ft²); and,
- Reduce the minimum interior side yard width for the northerly end unit from 3 m (9.8 ft) to 1.2 m (3.9 ft).

AGENCY COMMENTS

The City of Woodstock Engineering Department – Building Division has provided the following comments:

1. Relief is required as noted above. A real survey has not been submitted with the application so the calculations above cannot be verified and are subject to any information detailed on a real survey in respect to lot areas, lot coverages, lot dimensions and building setbacks.
2. Additional relief is required for the maximum size of a driveway for the middle unit. The application proposes a lot width of 5.1m. The minimum driveway width is 3m which requires an increase in the maximum size of a driveway in the front yard from 50% of the yard to 60%.
3. The applicant should be aware road widenings shall be required through a future severance to create freehold townhouse dwellings and the dwelling units require individual services that do not traverse the lot lines.

The City of Woodstock Economic Development Department has provided the following comments:

1. Municipal water and sanitary sewer are available on Huron St.
2. The application includes lands currently owned by the City which are intended to be transferred to the owner through an APS, to facilitate the development proposal, after the zone change has been approved.
3. Our understanding is that the owner intends to submit a severance application in the future to sever the three-unit townhouses, we provide some comments for future consideration:
 - a. Separate water and sanitary service connections will be required to each unit from Huron St. to the satisfaction of the County and City.
 - b. Road widening and daylighting transfers may be required by the County.
 - c. A private rear yard access easement may be required in favour of the middle unit.

Oxford County Public Works indicated they had no comments regarding the subject zone change application but did provide comments for any future severance applications, which were as follows:

1. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. If approved, a condition of severance shall be that widening on frontage of the property shall be provided to the County (3 m) on both the retained and severed properties. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.

3. If approved, a condition of severance shall be that a sight triangle (5 m x 5 m) on the southeast corner of the property will be provided free and clear of all costs, liens, easements, and other encumbrances to the County of Oxford at no cost to the County.
4. Any work to be completed within the Right of Way of Huron St. will require a Work in Right-of-Way Permit.

Any work to be completed within the Right of Way of Huron St. will require a Work in Right-of-Way

Canada Post and the Upper Thames River Conservation Authority (UTRCA) indicated that they had no concerns.

PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on December 4, 2025, and notice of public meeting was issued on February 3, 2026. At the time of writing this report, no comments have been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of three row street dwelling units (townhouses) on the subject lands.

The proposal is consistent with the PPS policies respecting intensification, redevelopment, and efficient use of land and municipal services within a serviced settlement. The redevelopment of the lands for three units, replacing an existing single detached dwelling, is an appropriate redevelopment for the subject lands and will provide a diversity of housing units and types for current and future residents of the City of Woodstock.

The proposal also satisfies the intent and direction of the policies for medium density districts contained in Section 7.2.5 of the Official Plan. The proposed use for subject lands for townhouses is a permitted use and would result in a residential density of approximately 42.8 units per hectare (17.6 units per acre), which complies with the permitted minimum and maximum densities for the medium density residential districts of 31 units per hectare (13 units per acre) and 70 units per hectare (30 units per acre), respectively.

The applicant has requested special provisions to be applied to the northernly unit being proposed, including reducing the minimum lot area from 240 m² (2,583.3 ft²) to 150 m² (1,614.5 ft²) and reducing the minimum frontage for an end unit from 8 m (26.2 ft) to 6.3 m (20.6 ft). Minimum lot frontages and lot areas are intended to ensure that adequate space is provided for an appropriate building envelope and setbacks. In the opinion of staff, the applicant has demonstrated through the submitted sketch (Plate 3) the ability to locate a unit on each future lot without introducing adverse impacts to neighbouring lands and maintaining adequate space for on-site parking and drainage.

A reduction to the required rear yard depth for each unit is requested which would reduce the minimum depth from 7.5 m (24.6 ft) to 7 m (22.9 ft). Additionally, a reduction to the northernly unit's minimum interior side yard setback from 3 m (9.8 ft) to 1.2 m (3.9 ft) is also required. Minimum interior side yard widths and rear yard depths are provided to ensure appropriate setbacks between building on adjacent properties, and to ensure that adequate space is provided for maintenance of buildings within the subject lands. In the opinion of staff, the reduction to the rear yard depth from 7.5 m (24.6 ft) to 7 m (22.9 ft) is relatively minor and would not create compatibility concerns with the existing single detached dwelling to the west. Regarding the requested 1.2 m (3.9 ft) interior side yard width for the northernly townhouse unit, this setback is consistent with the setback for single-detached or semi-detached dwellings that include attached garages. In this case, the applicant has shown a garage parking space for each unit on the sketch (Plate 3), and staff find the proposed three-unit townhouse and setbacks appropriate and compatible with the adjacent dwellings.

The applicant has requested a slightly increased maximum lot coverage for the interior unit, which would increase from 45% lot coverage to 46%. This would represent an increase of lot coverage of approximately 1.5 m² (16.1 ft²). In the opinion of staff, this increase is minor and would not represent overdevelopment on the subject lands.

Lastly, the applicant has requested a special provision to permit an increase to the maximum front yard coverage for a driveway from 50% to 60% on the interior lot. While staff acknowledge that the request represents a 10% increase in parking area coverage, staff also note that there are scenarios where the City does allow for more than 50% coverage as-of-right. For example, when an ARU is contemplated on a lot, a maximum parking area coverage of 65% of the front yard is permitted. In the opinion of staff, the proposed 10% increase of parking area coverage is reasonable as it would only represent 4.5 m² (48.4 ft²) of additional coverage and percentage wise is not out of line with what is considered acceptable by the City in other scenarios.

Planning staff are of the opinion that the proposed zone change is consistent with the Provincial Planning Statement (PPS) and Official Plan policies respecting redevelopment in medium density residential districts and should be given favourable consideration. Following the preparation of the necessary schedules, the amending zoning by-law will be brought to a future City Council meeting for adoption.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve-in-principle the zone change application submitted by 1967113 Ontario Inc. and the Corporation of the City of Woodstock, whereby the lands described as Part Lot 3 and Lot 4, Plan 278, Part 9, 41R-2092, known municipally as 125 Huron Street, City of Woodstock are to be rezoned from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of a three unit street row dwelling house (townhouses).

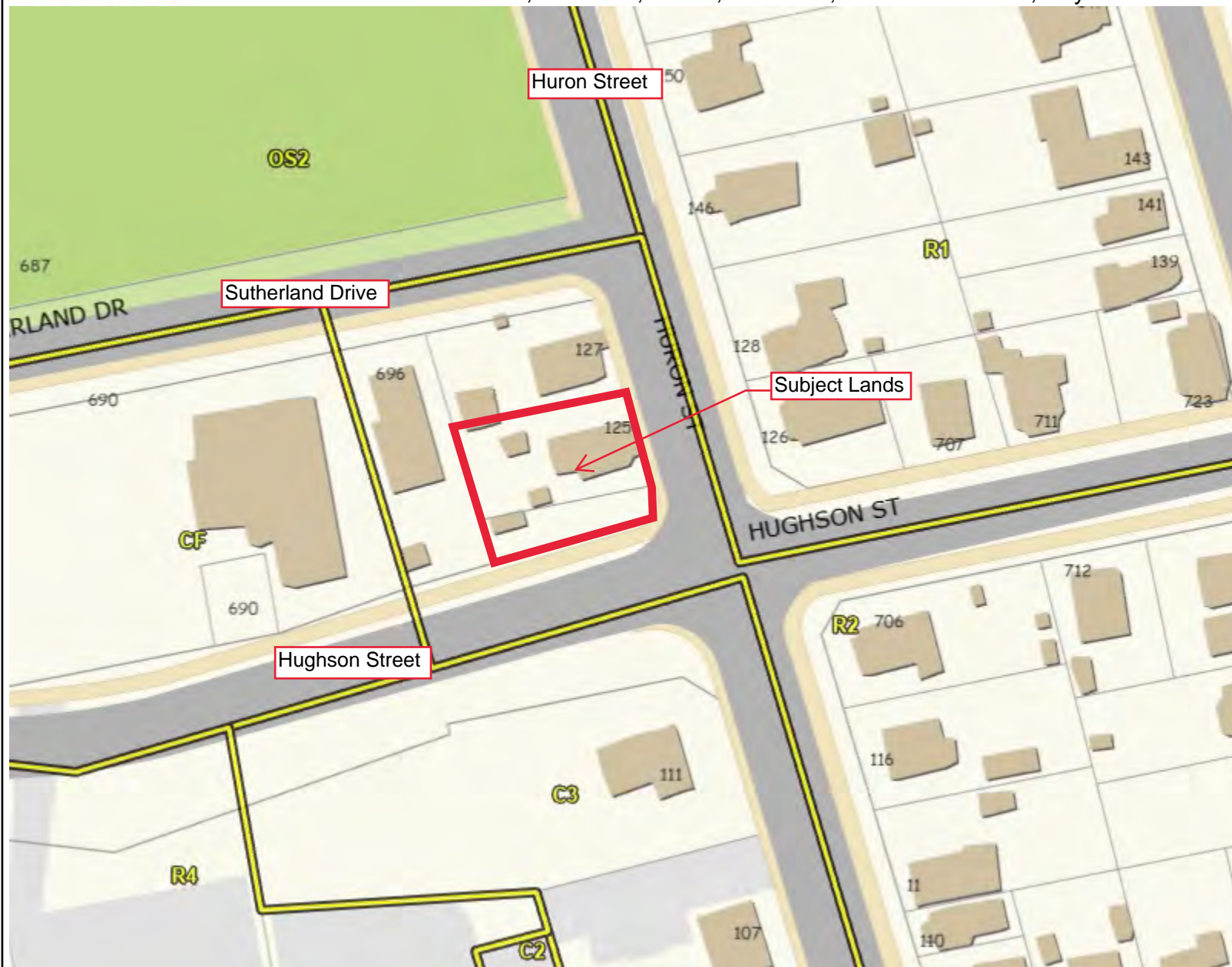
SIGNATURES

Authored by: Original Signed By

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



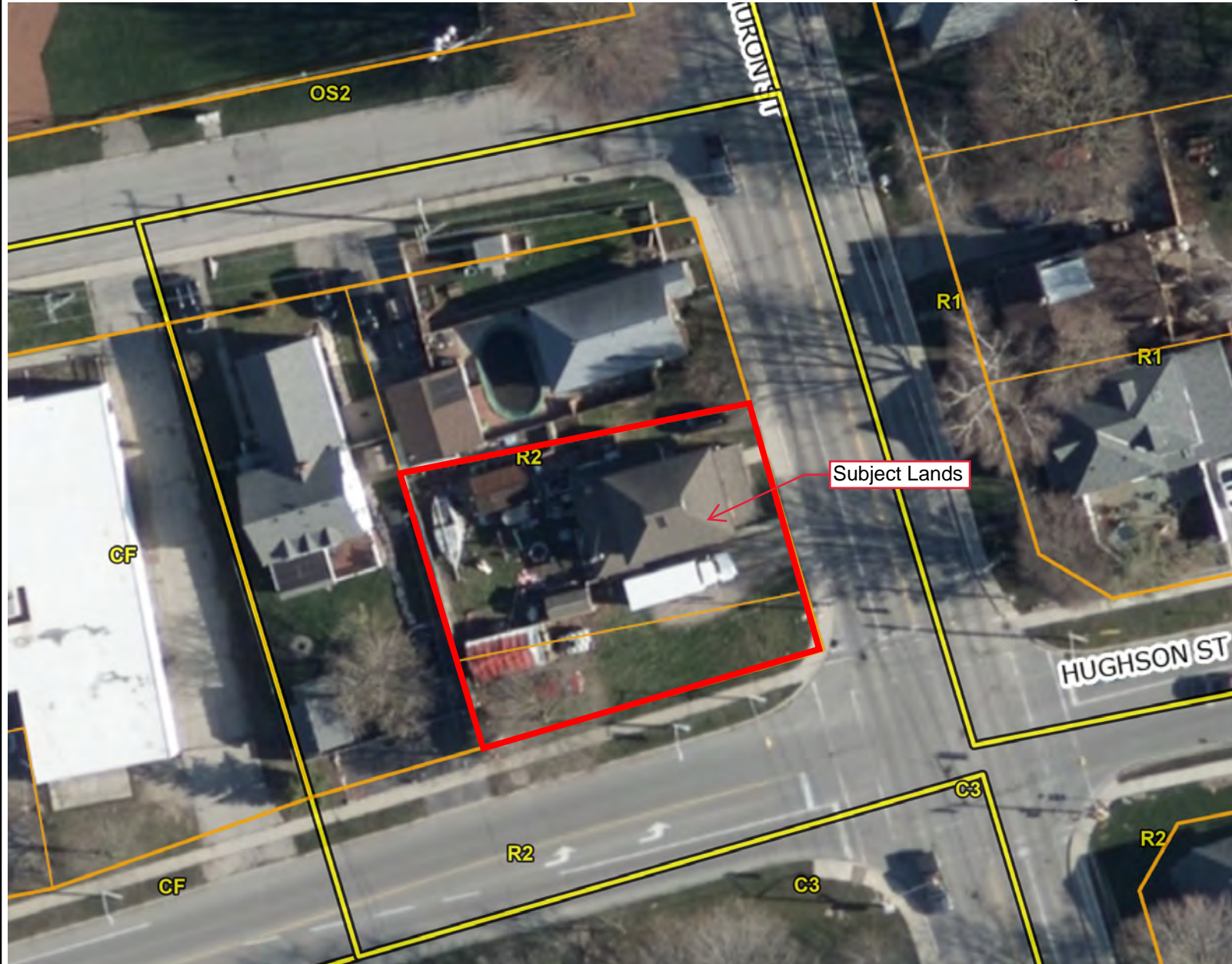
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NAD_1983_UTM_Zone_17N



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

December 4, 2025



Legend

Parcel Lines

- Municipal Boundary
- Property Boundary
- - - Assessment Boundary
- Road
- Unit

Zoning Floodlines

Regulation Limit

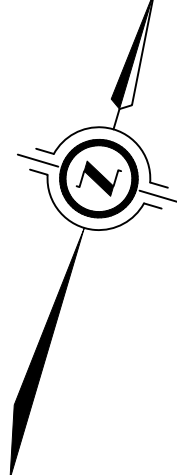
- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



File No.: ZN 8-25-16 - 1967113 Ontario Inc. and City of Woodstock
Part Lot 3, and Lot 4, Plan 278, Part 9, 41R2092; 125 Huron Street, City of Woodstock



125 HURON STREET
CITY OF WOODSTOCK
COUNTY OF OXFORD

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

1. UNIT 1:
a) UNIT 1 BUILDING AREA: 71.4m²
b) UNIT 1 LOT AREA: 193.8m²
c) LOT COVERAGE: 36.8%

2. UNIT 2:
a) UNIT 2 BUILDING AREA: 71.4m²
b) UNIT 2 LOT AREA: 156.0m²
c) LOT COVERAGE: 45.8% ← 45.0% MAX

3. UNIT 3:
a) UNIT 3 BUILDING AREA: 71.4m²
b) UNIT 3 LOT AREA: 359.1m²
c) LOT COVERAGE: 19.9%

THE REAR YARD SETBACK (7.5m) REQUIREMENTS ARE NOT MET AT
CURRENT BUILDING LOCATION.



J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS

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SURVEYING
MAPPING
GIS

CB	DRAWN
JPH	CHECKED
01/21/2026	DATED
Ref. No	

25-40-761-00_SK

PLOT DATE: 1/21/2026

FILE: G:\25-40-761\00\Drawing\25-40-761-00_sk.dwg