

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

CITY OF WOODSTOCK

Please be advised that the Community Planning Office has received applications applying to the following lands:

File No.:	OP25-12-8 and ZN8-25-10
Owner:	City of Woodstock
Applicant:	Brad Hammond
Location of 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
Description of Application:	<p>The application for Official Plan Amendment has been requested to redesignate the subject land 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.</p> <p>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.</p>

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Justin Miller, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Justin Miller
 Development Planner
 Community Planning
 County of Oxford
 P. O. Box 1614, 21 Reeve Street
 Woodstock ON N4S 7Y3
 phone: 519-539-9800 x 3210
 email: planning@oxfordcounty.ca



Plate 1: Existing Zoning and Location Map

Oxford County File Nos: OP 25-12-8 & ZN 8-25-10 - City of Woodstock

Part Lots 21 to 23 and 27, Plan 1600 as in B30605 and Parts 19 to 22, Plan 41R-2833 - 760 Juliana Dr., Woodstock



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

September 18, 2025



0 102 205 Meters

NAD_1983_UTM_Zone_17N

