

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.:	OP 26-10-8 and ZN 8-26-10
Owner:	Isha Financial Services Inc.
Applicant:	MHBC Planning c/o Nicholas Bogaert
Location of Property:	The subject lands are described as Part Lots 125C and 127C, Plan 293, Parts 1, 2 and 3, 41R 3957. The lands are located on north-west corner of Henry Street and Finkle Street in the City of Woodstock.
Description of Application:	The intent of the Official Plan Amendment is to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'High Density Residential'. The application for zone change proposes to rezone the subject lands from 'Residential Type 2 Zone (R2)' to 'Special Residential Type 4 Zone (R4-sp)'. A special provision is requested to provide a reduced exterior side yard width of 13.3 m where the By-law requires a minimum width of 15 m. The applications propose an eight-storey 206-unit residential apartment dwelling. The subject lands are approximately 1.92 hectares and the proposed development would result in an approximate density of 107.5 units per hectare.

(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 applications, 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

Dated: Tuesday, July 14, 2026



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

