P U B L I C N O T I C E

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, November 2, 2026 **FILE**: ZN 8-26-19 (Black and White Property Management)

Purpose and Effect of the Proposed Zone Change

The purpose of this application for zone change is to amend the existing Special General Industrial (M3-1) zone to include an online auction business as a permitted use on the subject lands.

The subject lands are described as Part of Block 2, Plan 41M206, Parts 4 & 5, Plan 41R-9498 subject to an easement in gross over Parts 1 and 2, 41R-10229 as in CO261211, in the City of Woodstock. The lands are located on the north side of Commerce Way, west of Beard's Lane, and are municipally known as 1149 Commerce Way.

Public Meeting

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

Date: **Tuesday, November 17, 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, November 19, 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: **None**

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.

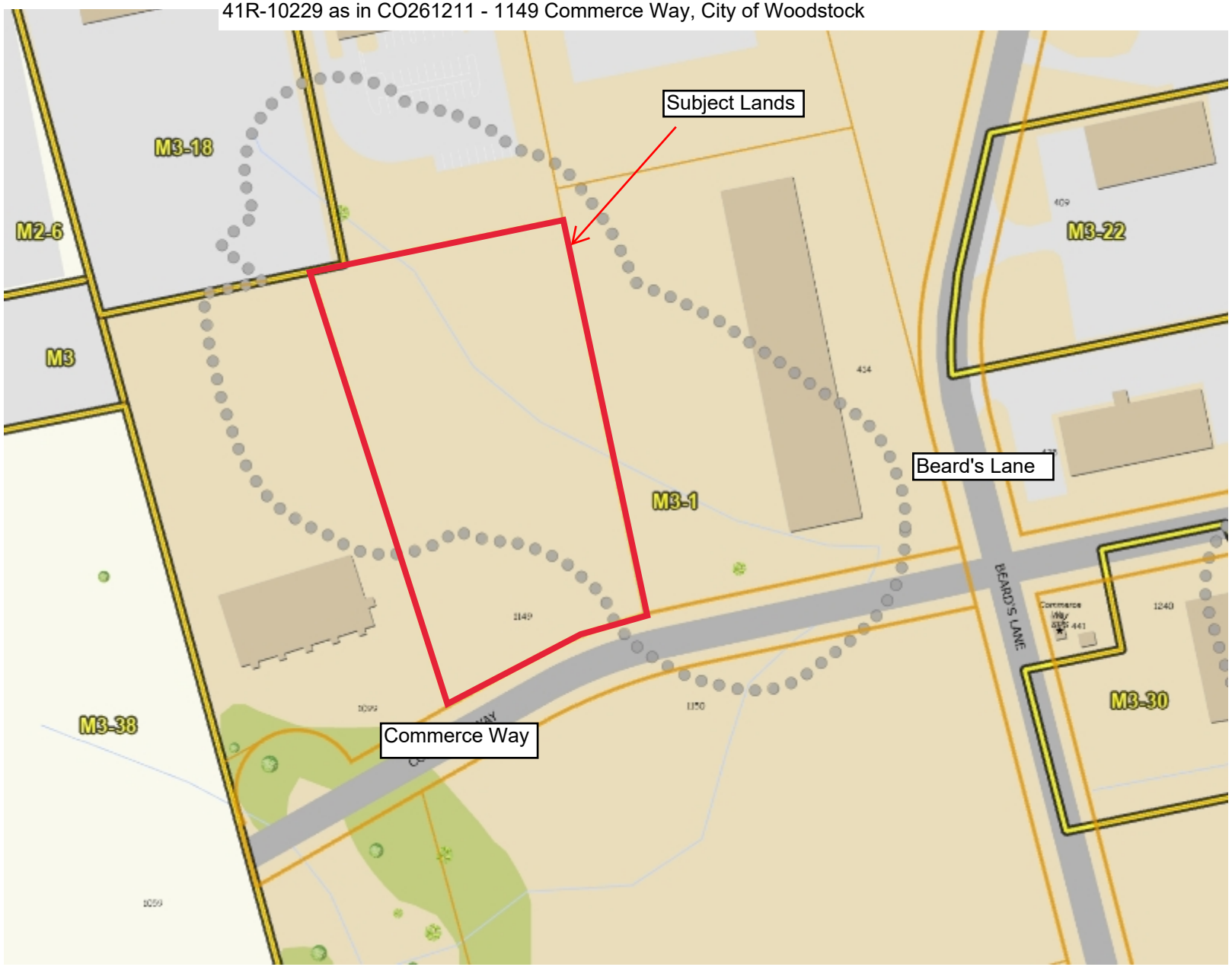
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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,

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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

Plate 1: Location Map with Existing Zoning
File No.: ZN 8-26-19 (Black & White Property Management)
Part Block 2, Plan 41M206, Parts 4 & 5, Plan 41R-9498 subject to an easement in gross over Parts 1 and 2, 41R-10229 as in CO261211 - 1149 Commerce Way, City of Woodstock



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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 48 96 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

October 8, 2026