NOTICE OF RECEIPT OF COMPLETE APPLICATION

pursuant to Section 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE

CITY OF WOODSTOCK

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

File No.:	ZN 8-26-22
Applicant:	City of Woodstock
Location of Property:	All lands within the City of Woodstock
Description of Application:	The purpose of the application is to undertake a general amendment to the City's Zoning By-law that will provide administrative updates for clarification as well as update provisions that are commonly supported through previous planning proposals. More information can be found in the report provided to City Council on September 17, 2026 (CP2026-285). The following is a brief summary of the proposed changes: • Amend the definitions for *Home for the Aged* and *Towing Compound.* • Amend General Provisions for uses excluded from setbacks, permitted projections into required yards, parking areas, same privileges for corner lots, additional residential units, parking areas, loading spaces, required off-street parking, and parking for downtown residential uses. • Amend the Residential Type 3 (R3) zone provisions to establish provisions that support back-to-back townhouses. • Amend the Highway Commercial Zone (C4) zone provisions to clarify that more than one dwelling unit is permitted above the ground floor of a permitted non-residential building; • Amend the Central Commercial Zone (C5) zone provisions to reference the correct section (Section 15.1.1), to permit a 12-storey maximum height regardless of use, and to amend Schedule E associated with this zone to reflect the recommendation for heights in the Woodstock Central Area Design Study. • Amend the Future Development (FD) zone minimum lot area to support consents granted by the Oxford County Land Division Committee. • Amend the title block of Special Residential Zone 1 (R1-13) to more accurately reflect the locations of the zone. • Amend the Special Highway Commercial Zone (C4-52) to apply the H suffix (Holding provision) to the zone which was omitted in error. • Rezone properties located at 177, 179, 183, 189, 191, 195, 199, 205 Bower Hill Road from 'Residential Existing Lot Zone (RE)' in the Township of South-West Oxford Zoning By-Law to 'Residential Zone 1 (R1)' in the City of Woodstock Zoning By-Law to bring them under the jurisdiction of the City of Woodstock Zoning By-Law.

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, 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
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Dated: November 6, 2026