

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 26-07-8; ZN 8-26-06 – Viara Holdings Inc.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate a portion of the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Low Density Residential' and 'Medium Density Residential' to facilitate the development of 43 residential dwelling units, consisting of 36 townhouse dwelling units and 7 single-detached dwelling units.
- The Zone Change application proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' and 'Future Development (FD)' to 'Residential Type 2 Zone (R2)' and 'Special Residential Type 3 Zone (R3-sp)' with a special provision to the R3-sp Zone requested for a reduced rear-yard depth for a proposed single-detached dwelling.
- Planning staff are recommending approval of the subject applications as they are consistent with the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan respecting residential development within the City of Woodstock.

DISCUSSION

BACKGROUND

OWNERS:

Viara Holdings Inc.
111 Sydenham Street, Woodstock ON N4S 7B4

APPLICANT:

Baker Planning Group
PO Box 23002, Stratford ON N5A 5B9

LOCATION:

The subject lands are described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585 in the City of Woodstock. The lands are located on the west side of Mill Street between Pember's Pass and Juliana Drive and are municipally known as 565038 Karn Road and 432 Mill Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"

City of Woodstock
Land Use Plan

Residential and
Residential Reserve

Proposed:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential and Medium Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: 'Residential Type 1 Zone (R1)' and 'Future Development Zone (FD)'

Proposed: 'Residential Type 2 Zone' and 'Special Residential Type 3 Zone (R3-sp)'

PROPOSAL:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the development of a residential development consisting of townhomes and single detached dwellings. The subject lands currently contain a single detached dwelling and are comprised of lands which have recently been merged prior to being conditionally severed (B25-10-8, B25-11-8, B25-12-8) to facilitate the development of three lots for single-detached dwellings and a larger block for a mix of townhouses and single-detached dwellings that would function as a rental or condominium block with private lanes.

The Official Plan amendment proposes to redesignate the subject lands from 'Low Density Residential' and 'Residential Reserve' to 'Low Density Residential' and 'Medium Density Residential'. Prior to the consolidation of the subject lands, the portion of the subject lands containing an existing single-detached dwelling were designated 'Low Density Residential'; the lands added to the single-detached dwelling were vacant.

The three conditionally-severed lots for single-detached dwellings contain the existing dwelling and a new lot on each side of the existing dwelling; most of these lands are currently designated 'Low Density Residential' and a portion is designated 'Residential Reserve'. This portion of the application is limited to approximately the northern quarter of the subject lands. This area of the application proposes to redesignate the entirety of this portion of the subject lands to Low Density Residential to facilitate the development of that portion of the subject lands for two new single-detached dwellings, as contemplated through the related consent applications.

A majority of the subject lands (southern) are currently designated Residential Reserve, and a small portion on the north-east corner below the three conditionally-severed lots is currently designated Low Density Residential; the applicant proposes to redesignate these lands to Medium Density Residential. These lands are proposed for 36 townhouse units (six blocks of six units) and four single-detached units.

The zone change application proposes to rezone the subject lands from Residential Type 1 Zone (R1) and Future Development Zone (FD) to Residential Type 2 Zone (R2) and Special Residential Type 3 Zone (R3) to facilitate the proposed development of the subject lands. The areas of the proposed different zones reflect the areas of the above-described official plan changes. The areas proposed to be designated Low Density Residential for (3 lots for single-detached dwellings) are the same as those proposed to be rezoned to R2. The areas proposed to be designated Medium

Density Residential are the same as those proposed to be zoned R3-sp. A special provision is requested for the proposed R3 Zone to permit a minimum rear-yard setback of 1.2 m (3.9 ft) for one of the proposed single-detached dwellings.

The subject lands on the west side of Mill Street and have an approximate area of 1.22 ha (3 acres) and contains an existing single-detached dwelling. Surrounding land uses include primarily single-detached dwellings to the north, single detached dwellings and townhouses to the west, and agricultural and quarry uses to the west. There is a buffer strip to the south that generally buffers the quarry uses from Mill Street.

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

Plate 2, 2020 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Applicant's Sketch, provides a site plan illustrating the layout of the proposed development, 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 the achievement of complete communities accommodates 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- Housing 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 designated 'Residential Reserve' and 'Low Density Residential' according to the City of Woodstock Land Use and Residential Density Plans. The application for Official Plan amendment proposes to redesignate the lands to facilitate low and medium density residential development.

Areas designated Residential Reserve are intended to apply to mostly undeveloped and unserviced parcels of land forming part of the land supply for the City of Woodstock where detailed secondary plans have not been completed. In recognition of the presence of an existing licensed quarry, the Official Plan intends that criteria regarding compatibility with aggregate extraction will be complied with. Where new development is proposed in proximity to existing licensed extraction operations the responsibility for the mitigation of impacts to the proposed development will primarily be borne by the land developer through the municipal development process. Arrangements for mutually satisfactory mitigative measures between extraction and development proponents will be encouraged.

Areas designated for Low Density Residential uses are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single-detached dwellings, semi-detached dwellings and duplex dwellings, additional residential units and converted dwelling, street fronting townhouses, quadraplexes, low density cluster development and low rise apartments. It is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. The maximum net residential density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation.

Areas designated for Medium Density Residential uses are primarily developed or planned for low profile municipal unit development that exceeds densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts includes townhouses, cluster houses, converted dwellings, and apartment dwellings. It is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use. The maximum net residential density for an individual development in the Medium Density Residential District is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed density for the medium density block is approximately 32.7 units per hectare (13.3 units per acre).

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;
- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

ZONING BY-LAW

The subject lands are currently zoned Residential Type 1 Zone (R1) and Future Development Zone (FD). The applicant proposes to rezone the subject lands to Residential Type 2 Zone (R2) and Special Residential Type 3 Zone (R3-sp) to facilitate the proposed development.

The applicant has requested no special provisions for the portion of the subject lands requested to be rezoned to R2. These lands are currently R1 and FD; the intent of this portion of the zone change application is to support the creation of three new lots for single-detached dwellings (one containing an existing single-detached dwelling).

The applicant has requested two special provisions for the portion of the subject lands requested to be rezoned to R3-sp. The applicant has requested a reduced rear yard depth of 1.2 m (3.9 ft) where 7 m (23 ft) is required in the Zoning By-law; due to the orientation of the proposal, this rear yard setback functions more like a side yard than a rear yard.

AGENCY COMMENTS

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

1. The site is proposing R2 and R3(sp) to permit the construction of 36 townhouses and 4 single detached dwelling units. Additionally, to create 2 single-detached dwellings and retain 1 single-detached on the lands, be rezoned R2.
2. Relief is required for rear yard setback for one single detached dwelling, noted as "unit 1 on the conceptual plan A-1.
3. Barrier-free parking is calculated at 4% of 80 required spaces = 3.2 spaces; 4 shall be provided. Two type A and Two type B

4. The functional rear yards of the single detached units 1-5 are 6.0m, where 7.5m would be required on a true rear yard. These are technically the interior side yard under zoning as such, comply with the interior side yard criteria
5. Fences are restricted in front yards under the Municipal code Chapter 0722 section 722.4.6., relief would be required as the fence is acting as the functional rear yard and functional side yard of unit 5.

The Oxford County Public Works Department did not provide objections to the Official Plan of Zoning By-law Amendment applications, but provided technical details and raised technical concerns which must be addressed before construction can take place.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on May 21, 2026, and notice of public meeting was issued on July 27, 2026. At the time of the writing of this report no comments were received from the public.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit a development consisting of 36 townhouse units and four single-detached units within a single block plus three separately conditionally-severed lots for single-detached dwellings. As part of a complete application, the applicants have provided a traffic impact study, a noise impact study, a functional servicing and stormwater management report, and a planning justification report.

Traffic Impact Study

The Traffic Impact Study prepared by WSP and submitted with the applications did not object to the proposal, identified that sight distances available to driveways is sufficient and safe, identified that the proposed entrances are set sufficiently back from Pember's Pass, identified that the proposal satisfies the County's Guidelines for Entrances and recommended some future traffic controls (lanes and roundabouts) be considered by the County and City in the future (2029-2043).

Noise Impact Study

The Noise Impact Study prepared by Aeroustics Engineering Ltd. and submitted with the applications recommended noise controls and warning clauses for future residents, due to transportation sources of noise on Mill St. To mitigate noise impacts from Mill Street, the study recommended rooftop acoustic barriers and central air conditioning for the dwelling units. For stationary sources of noises (primarily associated with the aggregate pit adjacent to the west), the study recommended a 6 m berm along the west property line and that the processing plant cannot be located within 300 m of the proposed dwellings.

Functional Servicing Report

The functional servicing report and stormwater management report submitted with the applications did not identify any issues, and, for the purposes of the proposed changes to the land use, staff have not raised any concerns. The subject lands are subject to site plan control, and further review will be conducted through the site plan control process to ensure the lands are serviced and developed in accordance with City and County standards.

Planning Justification Report

The Planning justification report prepared by Baker Planning Group is supportive of the applications. The PJR provides an overview and assessment of the various planning and site design considerations with respect to the proposal and how they have been addressed and concluded that the proposed Official Plan Amendment and Zoning By-Law Amendment are generally consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan and City of Woodstock Zoning By-Law. This report has been reviewed and considered by County Planning staff as part of their planning review of these applications.

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of underutilized land and existing and planned municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

The subject lands are designated for residential uses and for future residential uses, and the portion of the proposal intended for low density residential uses (three single-detached lots) conforms to those policies. The portion of the proposal intended for medium density residential uses conforms to the criteria required to designate additional lands for Medium Density Residential purposes. Specifically, the subject lands are located on Mill Street which is designated as an arterial road within the City. The subject lands are in close proximity to a small City-owned park-type space near Pember's Pass and are reasonably close to larger City-owned park spaces, including Kintrea Park, Les McKerral Park, and the Southwood Sports Field. The subject lands are approximately 750 m from a commercial use which includes convenience commercial uses, gas and retail food to the south (on Mill Street) and are approximately 2 km from the Regional Commercial node on Norwich Avenue via Juliana Drive. The subject lands are approximately 500 m from the Woodstock Hospital, are approximately 1 km from Fanshawe College and the Reeves Community Complex, and are a similar distance from St. Mary's Catholic High School. Similar built-form townhouses are located in close proximity to the south-east along Southwood Way, backing onto Mill Street. The proposed density of the portion of the lands to be redesignated to Medium Density is approximately 32.7 units per hectare (13.3 units per acre).

In this case, the licensed pit and proposed development are owned by the same family, and the noise control measures proposed in the Noise Impact Study, including the 6 m berm and specified setback of any processing plant are attainable. Further noise control measures are to be implemented through the building designs, and warning clauses will be provided to prospective residents.

With respect to the proposed zoning amendment, Planning staff are supportive of the requested R2 and R3-sp Zones. Further, staff are also supportive of the applicant's request to establish an alternative zone provision for rear yard depth for one of the proposed single-detached dwellings. Due to the proposed layout of the medium density block, one of the four proposed single-detached dwellings is oriented facing south where the front yard of the block is located on the west side of Mill Street. The location and orientation of this dwelling results in the rear yard of the block functioning like a side yard for the dwelling and is proposed at 1.2 m. In this location, the side yard (functional rear yard) of the dwelling is proposed at 6 m, and a significant amenity space is located across the private lane from the house (Plate 3). Due to the location of the dwelling, the increased side yard and adjacent amenity space, staff have no objection to this reduction for one single-detached dwelling and no negative impacts are anticipated. The setbacks and background studies have been prepared based on a specific number of dwelling units in a specific location for the proposed R3-sp portion of the subject lands; due to this level of specificity, staff intend to

prepare a final zoning by-law that identifies a maximum number of dwelling units and will consider other details for inclusion.

This Office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally complies with the relevant policies of the Official Plan respecting low and medium density residential development and the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

RECOMMENDATIONS

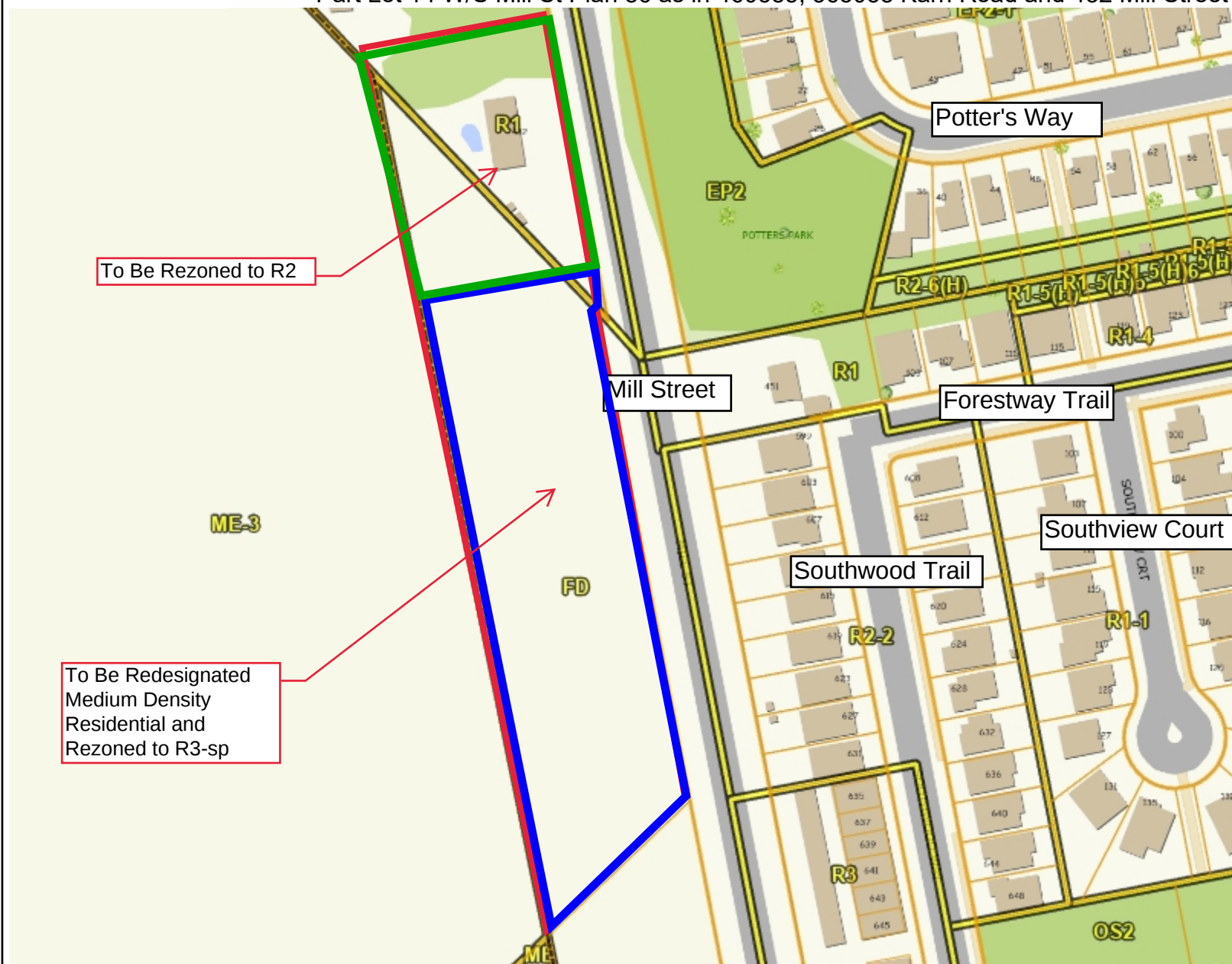
That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 26-07-8), submitted by Viara Holdings Inc., for lands legally described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585, City of Woodstock, to re-designate the subject lands to Low and Medium Density Residential to facilitate the development of a single-detached and townhouse development proposed to contain 43 dwelling units;

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-26-06) submitted by Viara Holdings Inc., for lands legally described as Part Lot 14, West Side of Mill Street, Plan 86 as in 460585, in the City of Woodstock, to rezone the lands to 'Residential Type 2 Zone (R2)' and 'Special Residential Type 3 Zone (R3-sp)' to facilitate the development of a single-detached and townhouse development proposed to contain 43 dwelling units with special provisions for the rear yard for one single-detached dwelling.

SIGNATURES

Authored by:	<i>Original Signed By</i>	Justin Miller Development Planner
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Approved for submission:	<i>Original Signed By</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning
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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



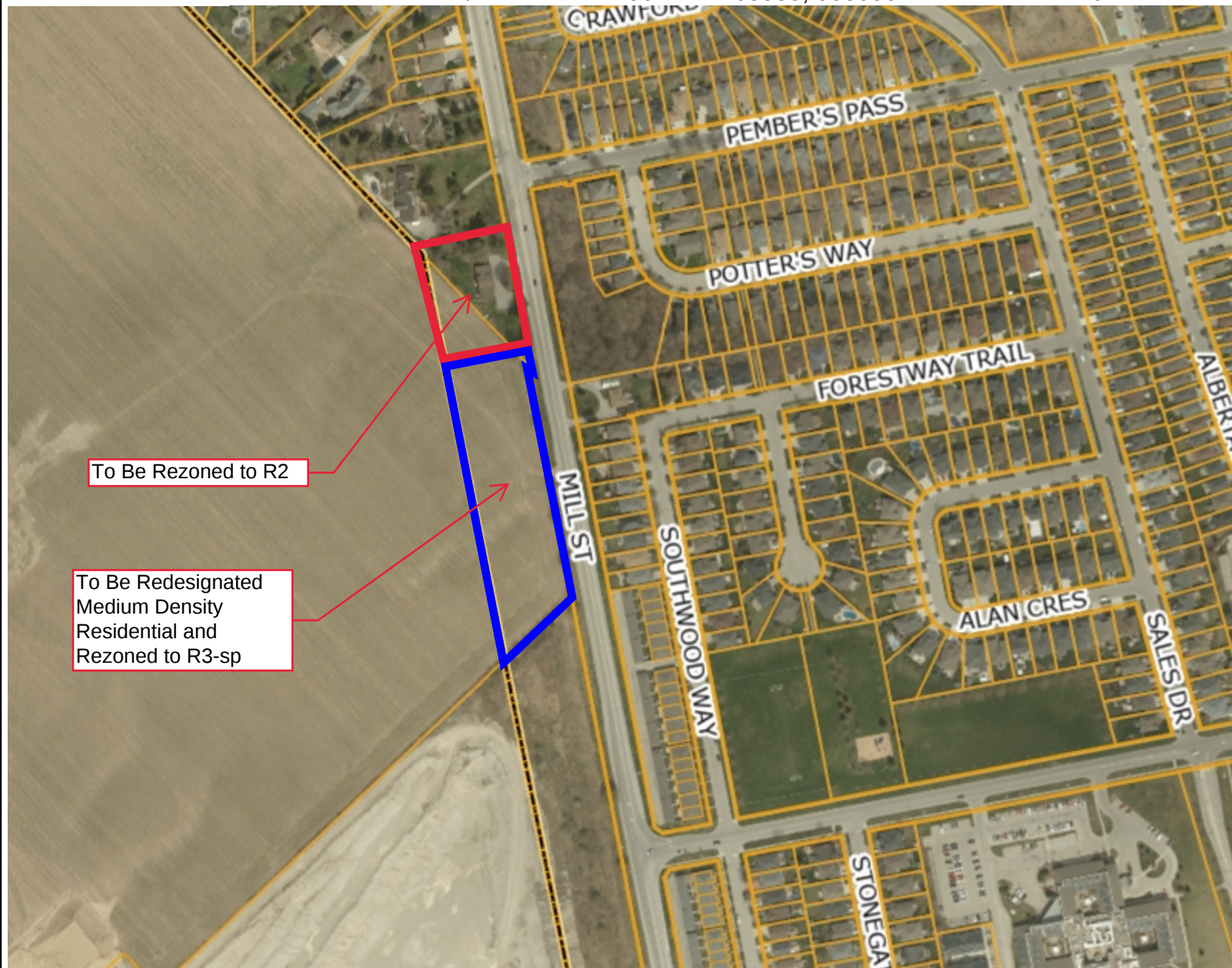
0 48 96 Meters

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

May 11, 2026



Legend

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

Notes



0 102 205 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

August 6, 2026

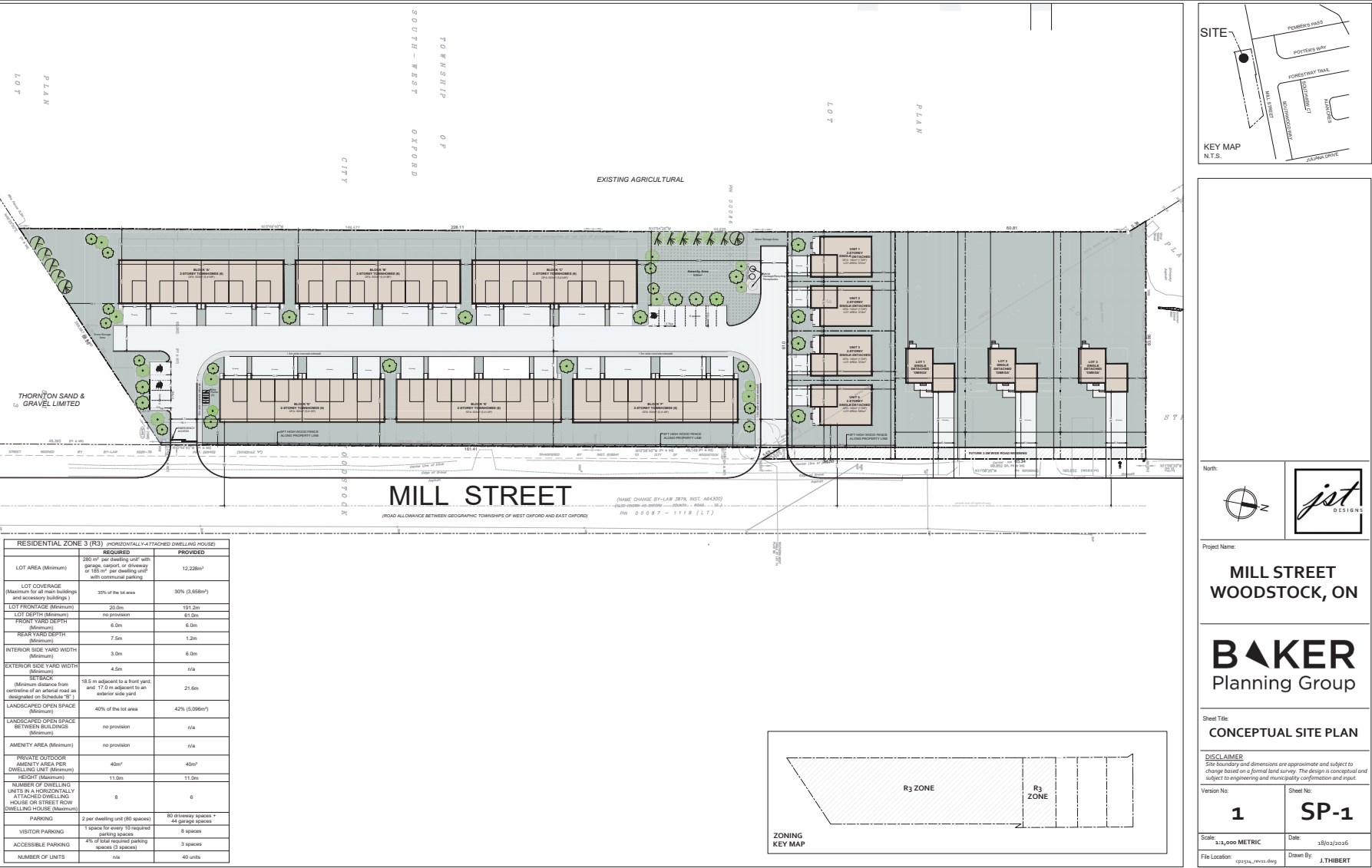


Figure: CONCEPTUAL SITE PLAN

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Site Location: Mill Street, Woodstock, ON