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 8-26-21
Owner:	Muhammad Farooq and Sheema Sultan
Applicant:	VS Design Studio
Location of Property:	The subject lands are described as Part Park Lot 8 W/S Norwich Avenue, Plan 187 as in B13276, in the City of Woodstock. The lands are located on the north side of Pavey Street, lying between Norwich Avenue and Fyfe Avenue, and are municipally known as 751 Pavey Street.
Description of Application:	The purpose of this application for zone change is to rezone the subject lands from Residential Type 1 (R1) to Residential Type 3 (R3) to facilitate the development of a 3-unit street row dwelling house.

(see attached map)

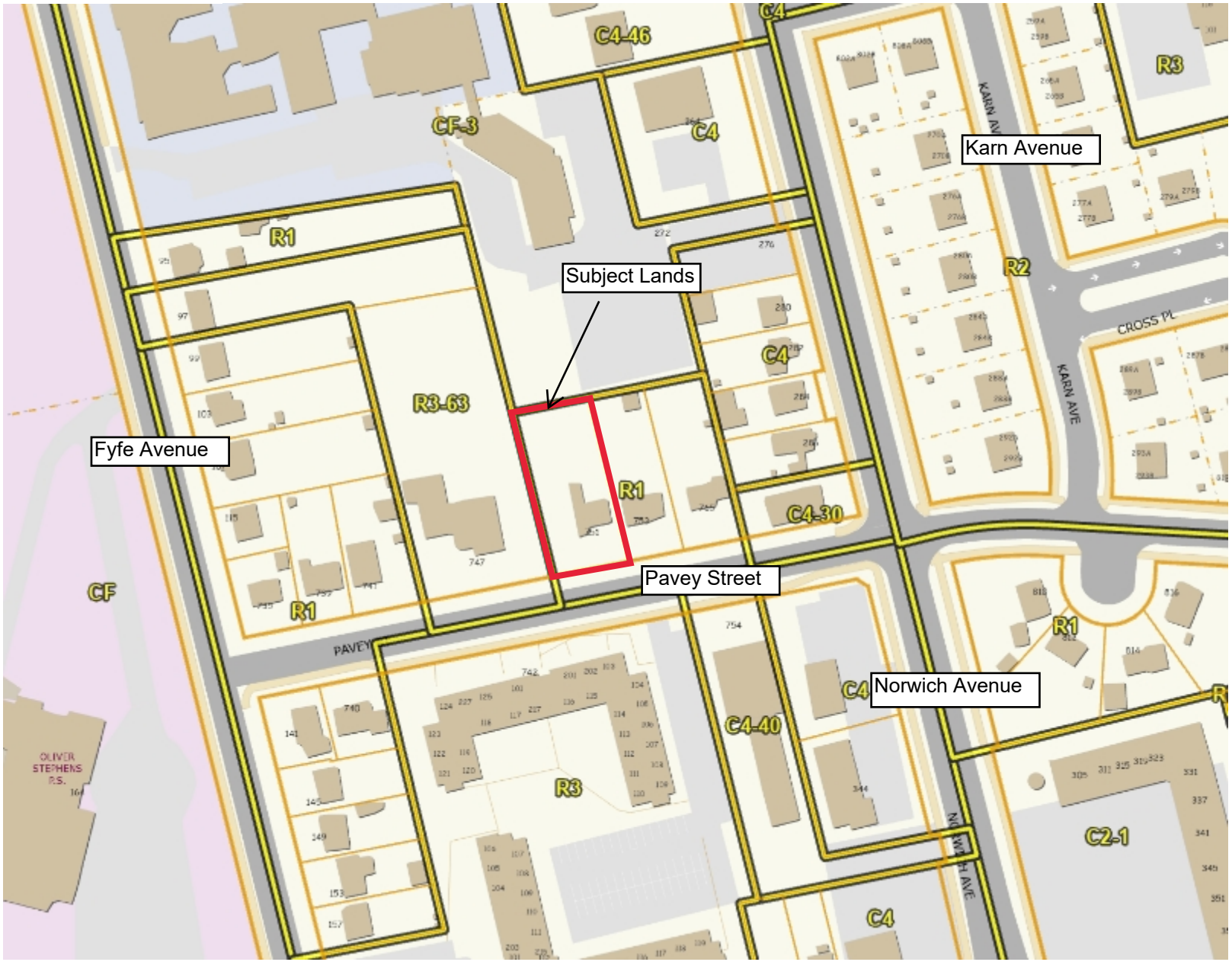
Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application, 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: Monday, November 16, 2026

Plate 1: Location Map with Existing Zoning
File No.: ZN 8-26-21 (Farooq and Sultan)
Part Park Lot 8 W/S Norwich Avenue, Plan 187 as in B13276 - 751 Pavey Street, 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

November 3, 2026