

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Applications for Consent B26-34-8 and B26-35-8 – Crestone Homes Inc.

REPORT HIGHLIGHTS

- The applications for consent propose to sever two townhouse dwelling units and retain a townhouse dwelling unit on a recently constructed three-unit townhouse development.
- In February 2026, the City of Woodstock Council approved zone change application ZN8-25-16 to support the townhouse development on the subject lands.
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan respecting residential intensification.

DISCUSSION

Background

APPLICANT/OWNER: Crestone Homes Inc.
35 Harwood Street, Innerkip, ON

LOCATION:

The subject lands are described as Part Lot 3 and Lot 4, Plan 278, Part 9, 41R-2092. The lands are located on the northwest corner of the Hughson Street and Huron Street intersection and are municipally known as 125 Huron Street, City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	‘Residential’
Schedule ‘W-3’	City of Woodstock	‘Medium Density Residential’ Residential Density Plan

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special Residential Zone 3 (R3-70)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Huron Street)

PROPOSAL:

	<u>SEVERED BY B26-34-8</u>	<u>SEVERED BY B26-35-8</u>	<u>RETAINED LOT</u>
Area	195 m ² (2,099 ft ²)	156 m ² (1,679.2 ft ²)	332 m ² (3,573.6 ft ²)
Frontage	6.4 m (20.9 ft)	5.1 m (16.8 ft)	5.3 m (17.4 ft)
Depth	30.6 m (100.4 ft)	30.6 m (100.4 ft)	30.5 m (100.1 ft)

The purpose of the applications for consent is to sever a recently constructed three-unit townhouse development to provide for separate ownership of each of the units.

Surrounding land uses are primarily low density residential. Sutherland Park is in close proximity to the north, there are limited commercial uses to the south, and a number of high-density residential uses to the south.

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and retained.

Application Review

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.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain 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
- 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 approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 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 immediate 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; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, 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 prioritizing planning and investment in the necessary infrastructure and public service facilities.

OFFICIAL PLAN

The subject property is located within the 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium density residential areas include those lands that are primarily developed or planned for low profile municipal unit development that exceeds densities established for Low Density Residential

Land Division Committee: October 1, 2026

Districts, and 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 a medium overall density of use. The maximum net residential density 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 severances are considered to be a form of infill housing. Infill housing is defined as the placement of new residential development (including the creation of a new lot) into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the land supply designated for residential use and municipal servicing infrastructure, infill housing will be supported in Medium Density Residential Areas. The proposed severance is considered to be a form of street-oriented infill. The Official Plan states that the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be compatible with the characteristics of development on both sides of the same street. In order that the street-oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Land Division Committee and City Council will ensure that the proposal is consistent with the street frontage, setbacks, lot area, and spacing of existing development within a two block area on the same street.

ZONING BY-LAW

The subject lands are zoned 'Special Residential Zone 3 (R3-70)' according to the City's Zoning By-law. The 'R3-70' zone permits all of the uses in the R3 Zone but establishes special provisions for street row dwelling house (street-facing townhouses). Special provisions were established relating to the specific development, and includes alternative provisions for lot frontage, lot area, interior side yard width, rear yard depth and lot coverage. The special provisions establish a minimum lot frontage of 6.3 m (20.7 ft) for the northernmost unit, a minimum lot area of 192 m² (2,066.7 ft²) for the northern most unit, a minimum interior side yard width of 1.2 m (3.9 ft) for the northernmost unit, a minimum rear yard of 7 m (23 ft) for all units, and a maximum lot coverage of 46% for the interior unit. The proposed severed and retained parcels appear to meet the relevant zoning provisions.

Agency Comments

The Oxford County Public Works Department provided the following comments:

1. Developer to provide the previously discussed road widening and sight triangle along Huron St.
2. Provide an accurate drawing showing the location of the new services installed to the property (properties)

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

The severed lot noted as Part 2 (middle unit), will require access from an adjacent lot by way of an easement. The middle unit driveway should not exceed 2.74 m (9 ft).

If approved, please include the following conditions in the Notice of Decision for Consent.

- The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining

lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.

- The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
- The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
- The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.
- If approved, a condition of severance shall be that the owner shall obtain a letter provided by the Clerk or designate of the City advising the Secretary-Treasurer of the LDC that all requirements of the City have been complied with.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on September 17, 2026 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The purpose of the application for consent is to sever two townhouse dwelling units from a recently constructed three-unit townhouse development.

With respect to the PPS, the proposal is consistent with the intensification, redevelopment and housing policies as the application is considered an efficient use of land and municipal infrastructure within a serviced settlement area, provides for a diversity of housing types, and represents appropriate density for new housing that makes efficient use of existing municipal services.

With respect to the relevant Official Plan policies for Medium Density Residential areas, staff are of the opinion that the proposal can be characterized as appropriate street-oriented infill development and intensification that is supported by the Official Plan. This area of the City is characterized by a variety of lot sizes and built forms, including single-detached dwellings, townhouse dwellings and apartment dwellings. The proposed severed and retained lots are compatible with other lots and developments in the area. The built form of townhouses is supported in the official plan. The density of the recently constructed development is approximately equal to 38.3 units per hectare (17.6 units per acre); which exceeds the maximum net density for residential areas; however, the surrounding medium density lands are significantly under-developed and the net density for the area is anticipated to be well within the 30 units per hectare calculation. Further, the reduction of one unit to comply with the density standards on a site-by-site basis would result in the creation of a semi-detached dwelling which is not a built form that is contemplated for medium density districts within the policies for Medium Density areas.

The proposal redevelops an underutilized parcel of land that previously contained a single-detached dwelling. When considering the infill policies and when considering conformity with compatibility of existing development on both sides of the same street, the block only contains two lots: a single-detached dwelling to the north and the subject lands, and staff do not anticipate any negative impacts to the existing single-detached dwelling.

The proposed severances do not contain an easement to provide access to the rear yard of the middle unit. As a condition of consent, the Building Department has requested a copy of the required access easement which was not submitted with the application. To access the rear yard

of the middle unit, an access easement must be provided through the rear yard of the lands to be retained to Hughson Street or through the northern side and rear yards of the lot to be severed by B26-34-8.

Planning staff are of the opinion that the proposed severances are a form of street-oriented infill and is consistent with the policy direction of the Provincial Planning Statement and the Official Plan, and can be supported from a planning perspective, subject to the recommended conditions.

RECOMMENDATIONS

Whereas the applications for consent are consistent with the 2024 Provincial Planning Statement, complies with the Policies of the County of Oxford Official Plan and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

B26-34-8

- 1. The owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or easements created. Any proposed easements shall be reviewed by the City of Woodstock.**
- 2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.**
- 3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.**
- 4. The Owner shall provide a draft copy of the required access agreement to be reviewed to the satisfaction of the City of Woodstock.**
- 5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.**

B26-35-8

- 1. The owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or easements created. Any proposed easements shall be reviewed by the City of Woodstock.**
- 2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.**
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any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

- 4. The Owner shall provide a draft copy of the required access agreement to be reviewed to the satisfaction of the City of Woodstock.**
- 5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.**

SIGNATURES

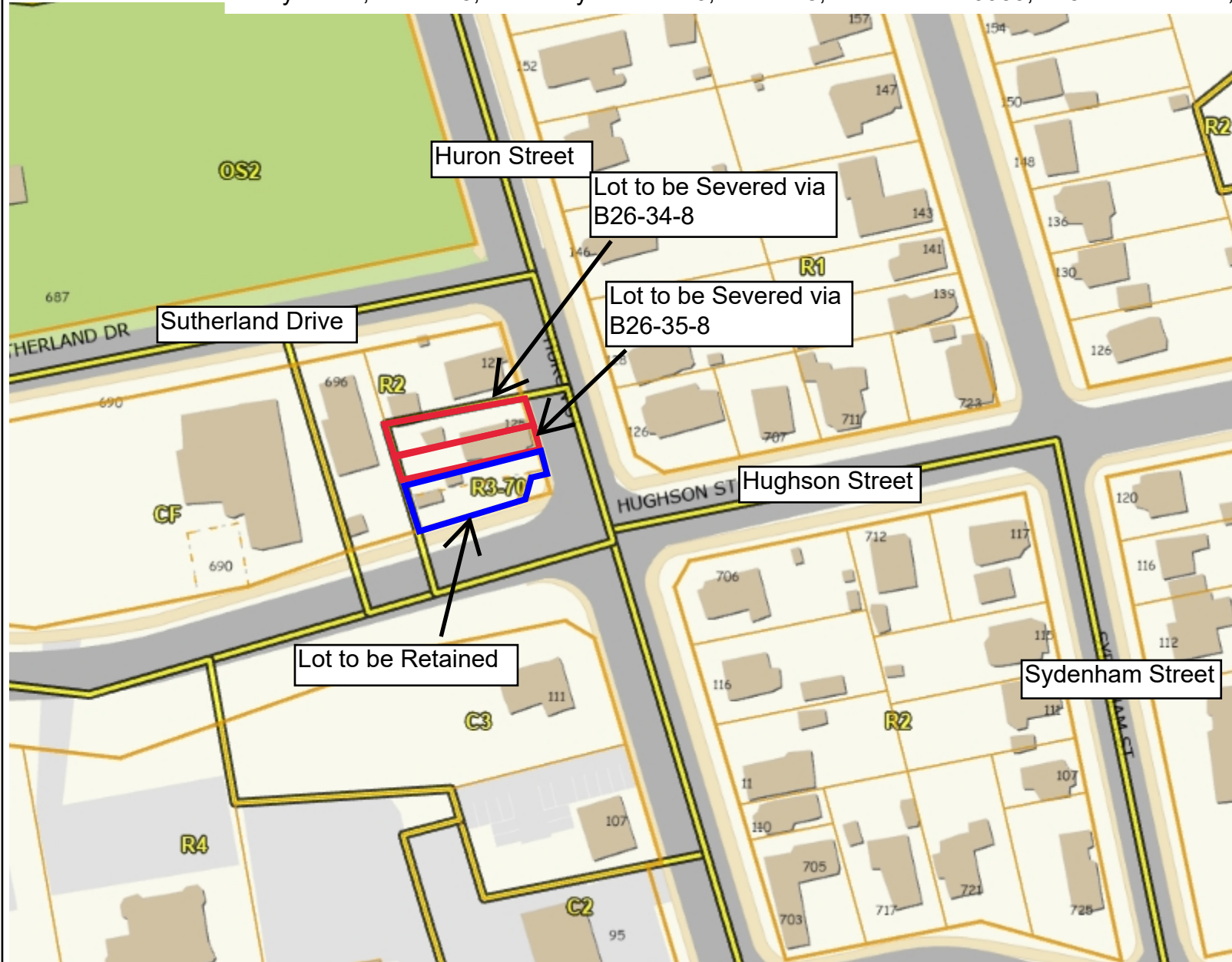
Authored by:

“Original Signed by”

Justin Miller
Development Planner

Approved for submission: *“Original Signed by”*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

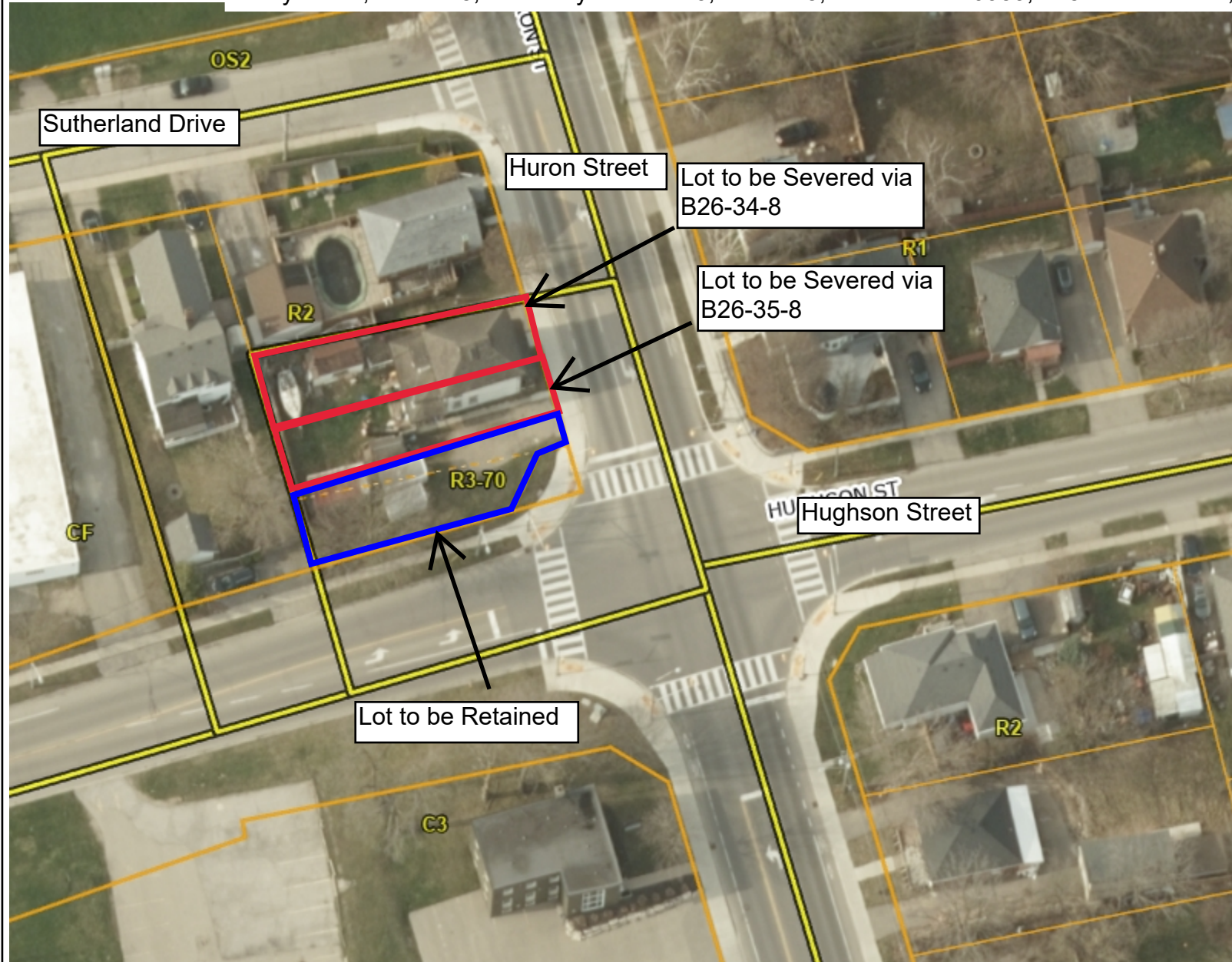


Legend

- 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





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Notes



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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 7, 2026

Plate 3: Applicant's Sketch

File Nos.: B26-34-8 & B26-35-8 (Crestone Homes Inc)

Firstly: Lot 4, Plan 278; Secondly: Part Lot 3, Plan 278, Part 2 41R-10983; 125 Huron Street, City of Woodstock

