

PUBLIC NOTICE

pursuant to Sections 53(5) & 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT & ZONE CHANGE in the CITY OF WOODSTOCK

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

City of Woodstock
P.O. Box 1539, 500 Dundas Street
Woodstock, ON N4S 0A7
Telephone: 519-539-1291

DATE: Monday, August 31, 2026

FILES: B26-07-8; ZN 8-26-14 (Timothy Ede)

The County of Oxford Land Division Committee has received an Application for Consent, and the City of Woodstock has received an Application for Zone Change.

Purpose and Effect of Applications for Consent & Zone Change:

The purpose of this application for zone change is to rezone the subject lands from Future Development (FD) to Special Restricted Industrial (M2-sp). The applicant is requesting special provisions to permit a reduced minimum side yard setback of 1.25 m (4 ft) from the required 3 m (9.84 ft), a reduced minimum rear yard setback of 1.25 m (4 ft) from the required 7.5 m (24.6 ft), a reduced minimum front yard setback of 19.44 m (63.7 ft) from the required 22 m (72.1 ft) and a reduced Distance from an Environmental Protection Zone from 120 m (393.7 ft) to nil. The lands currently contain a detached accessory building; the applicant has indicated the future proposed use to be a service shop and a parking lot.

The purpose of the application for consent is to create one (1) new lot to be zoned for industrial use and retain a lot containing an existing single detached dwelling.

The subject lands are described as Part of Lot 13, Concession 1 (Blandford) as in 449435, and are located on the west side of Oxford Road 4, lying between Devonshire Avenue and Dundas Street, in the City of Woodstock.

Public Meetings:

The Land Division Committee will consider the Applications for Consent on:

Date: Thursday, October 1, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Building, Council Chambers, 21 Reeve St, 1st Floor, Woodstock, ON N4S 7W3

OR Virtual public meeting via live stream –
www.oxfordcounty.ca/livestream

The format of Land Division Committee meetings is a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We welcome your comments and request they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided for the Land Division Committee's consideration. It is recommended that written comments be submitted at least 24 hours prior to the meeting date in order to give the Land Division Committee members and Planning Staff adequate opportunity to review your comments. All comments received may become part of the public agenda. If you do not wish to participate in the meeting, the Committee may proceed and make a decision with respect to this application in your absence.

If you would like to participate in the public hearing virtually, please email the Land Division Committee Secretary-Treasurer at planning@oxfordcounty.ca or call 519-539-9800, ext. x3202 by **Monday, September 28, 2026**. Please leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details.

Please contact the Clerk's Department if you require an alternate format or communication support with at least 7 days' notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

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

Date: Monday, September 14, 2026
Time: 7:00 p.m.
Place: Council Chambers, City Hall, 500 Dundas St, Woodstock, ON N4S 0A7

Cont'd...

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 ahumphries@cityofwoodstock.ca.

If you wish to speak or make a presentation to City Council regarding this application at the Council meeting of **Thursday, September 17, 2026**, you must advise the Clerk of your reasons, in writing, no later than 2:00 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 the Land Division Committee may approve, modify or refuse the requested Consent & Zone Change at the meeting. If you do not attend or are not represented at the meeting, the Committee may proceed and may not advise you of any proposed modifications.

If a person or public body that files an appeal of a decision of the Land Division Committee or the City of Woodstock in respect of the proposed Consent & Zone Change does not provide written submissions or make oral submissions at a public meeting before the proposed Consent & Zone Change are adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application or 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.

Decision:

If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

Yours truly,



Angela Karn Sims
Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 3202



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 65 130 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

July 14, 2026