

PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND 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, July 27, 2026

FILES: OP 26-07-8 and ZN 8-26-06 (Viara Holdings Inc)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The application for Official Plan amendment proposes to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Medium Density Residential'.

The application for zone change 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)'.

The applications propose a 43-unit residential development including 36 townhouses and 4 single detached dwellings. Three severances have also been conditionally approved to create 2 single-detached dwellings and retain 1 single-detached dwelling on the lands to be rezoned R2.

The subject lands are described as Part Lot 14 W/S Mill Street Plan 86 as in 460585. The lands are located on the west side of Mill Street, lying between Pember's Pass and Juliana Drive, in the City of Woodstock.

Public Meetings:

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

Date: Monday, August 10, 2026
Time: 7:00 p.m.
Place: Council Chambers, City Hall, 500 Dundas St, Woodstock, ON N4S 0A7

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 jbunn@cityofwoodstock.ca.

If you wish to speak or make a presentation to City Council regarding this application at the Council meeting of **Thursday, August 13, 2026**, you must advise the clerk of your reasons, in writing, no later than 12:00 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.

PLEASE NOTE: The Council of the City of Woodstock will make a recommendation to County Council in regard to the Official Plan Amendment application. The application will be considered for decision by County Council at a regular meeting as noted below.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment on:

Date: Wednesday, September 9, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Bldg, Council Chambers, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1

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

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. 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 encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by September 4, 2026. 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. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

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

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendment(s) at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the City of Woodstock or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of the City of Woodstock or to planning@oxfordcounty.ca.

In order to appeal a decision of the City of Woodstock or the County of Oxford to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of the City of Woodstock or the County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the City of Woodstock or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Woodstock or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

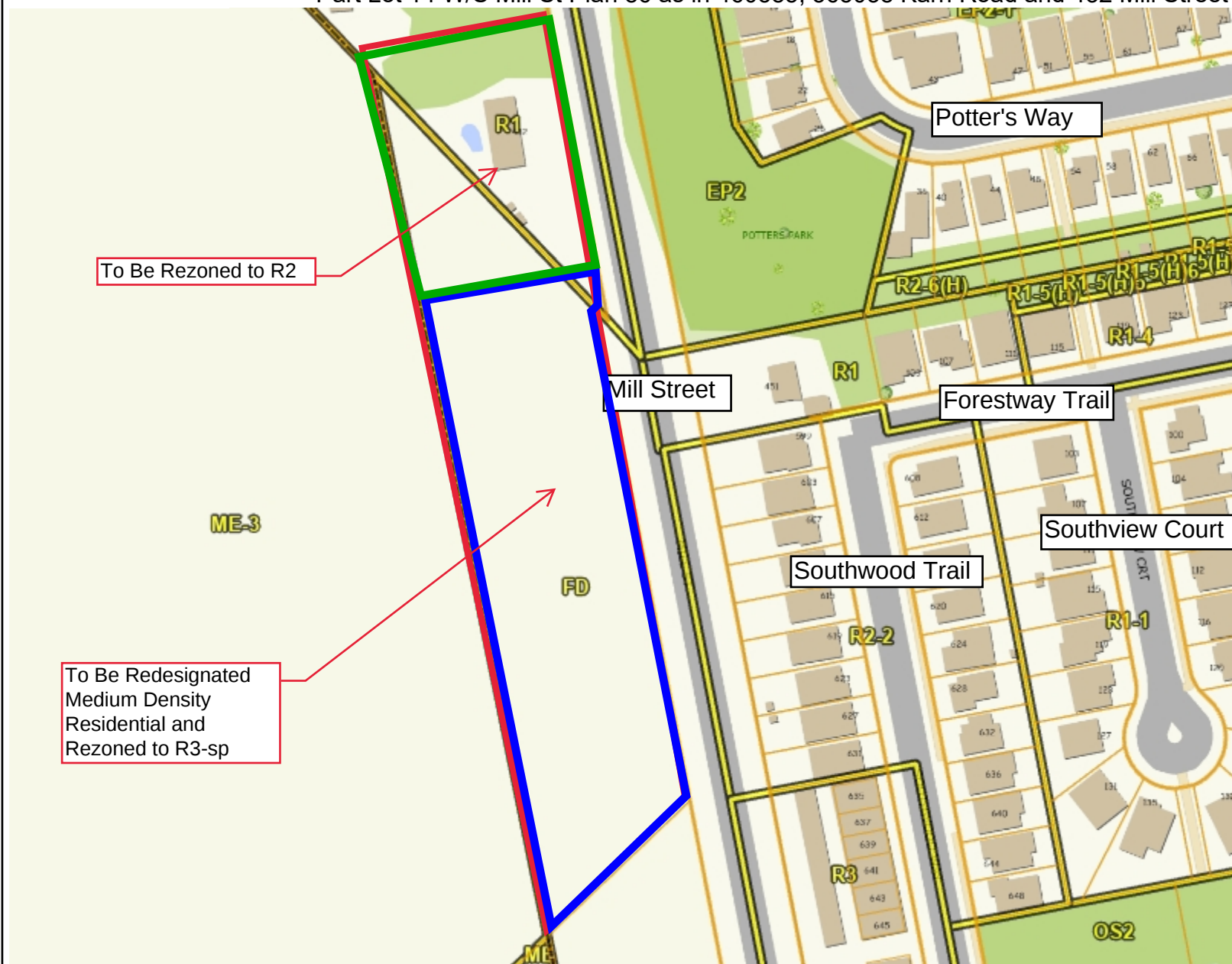
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted applications, 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.

Yours truly,



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Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712



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