

**To: Mayor and Members of City of Woodstock Council**

**From: Justin Miller, Development Planner, Community Planning**

## **Zone Change Applications**

### **ZN8-26-08 – Karn Road Land Development Corp.; and**

### **ZN8-26-09 – Cachet Developments (Woodstock) Inc.**

## **REPORT HIGHLIGHTS**

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- The applications for zone change propose to amend the existing Special Residential 3 Zones (R4-55 and R3-56) to facilitate the development of street row dwelling houses (townhouses) with a reduced minimum lot area within a recently approved plan of subdivision.
- Planning staff are recommending that the applications be supported as the proposal is consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting Medium Density Residential districts.

## **DISCUSSION**

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### **BACKGROUND**

OWNERS:

Karn Road Land Development Corp.  
313 Tecumseh Street, Woodstock ON N4S 8V9

Cachet Developments (Woodstock) Inc.  
2555 Meadowpine Blvd., Unit 3, Mississauga ON L5N 6C3

AGENT/APPLICANT:

GSP Group  
72 Victoria St. South, Suite 201, Kitchener ON N2G 4Y9

LOCATION:

The subject lands are described as Plan 1621, Block 115-128, Blocks 9 & 10, Part of Lot 14; Plan 41M-403, Blocks 14-18; Plan 41M-401, Blocks 125-147. The lands are located between Karn Road and Beachville Road, west of Mill Street. and are located within recently approved plans of subdivision, City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”

City of Woodstock  
Land Use Plan

‘Residential’

Schedule 'W-3'      City of Woodstock  
Residential Density Plan

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning:      'Special Residential Zones 3 (R3-55 and R3-56)'

Proposed Zoning:    Amended 'Special Residential Zones 3 (R3-55 and R3-56)'

PROPOSAL:

The application for zone change proposes to amend existing site-specific zones (R3-55 and R3-56) within a recently approved plan of subdivision to facilitate the development of townhomes with reduced lot areas for end units on the subject lands.

Through the applications, the applicants are requesting a reduced lot area of 209 m<sup>2</sup> (2,249.7 ft<sup>2</sup>) for the end units of street fronting townhouses (street row dwelling houses) where the Zoning By-law requires a minimum lot area of 240 m<sup>2</sup> (2,583.3 ft<sup>2</sup>).

The subject lands are part of recently approved plans of subdivision (SB 21-13-8 & SB 21-14-8) and include lands that are vacant, under construction or recently constructed residential uses. Surrounding land uses are similarly vacant, under construction or recently constructed for residential uses.

Plate 1, Location Map with Existing Zoning, indicates 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 uses as existing in the Spring of 2025.

Plate 3, Applicants' Sketch, identifies the land effected by the applications as provided by the applicants.

## **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 planning authorities should support the achievement of complete communities by accommodating 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 of the PPS 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 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 districts include those lands that are primarily developed or planned for a variety for low profile municipal unit development that exceed densities established for Low density

residential districts. Permitted housing forms including townhouses, cluster houses, converted dwellings, and apartment buildings. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use.

Section 7.2.5 of the Official Plan advises that the net residential density within the medium density districts shall have a minimum of 31 units per hectare (13 units per acre) and a maximum of 70 units per hectare (30 units per acre).

#### ZONING BY-LAW

The subject lands are zoned 'Special Residential Zone 3 (R3-55 and R3-56)' within the City of Woodstock's Zoning By-law. The R3-55 and R3-56 Zones permit a street row dwelling house, a multiple-attached dwelling, a horizontally-attached dwelling, an apartment dwelling house, a bed and breakfast, a converted dwelling, a group home type 1, a home occupation, a retirement home and additional residential units subject to the provisions of Section 5.2.8.

The R3-55 Zone establishes alternative provisions for lot coverage, lot frontage, front yard depth, side yard widths, height, distances from Environmental Protection Zones and distances from intersections for driveways. In addition to the R3-55 Zone provisions, the R3-56 Zone establishes alternative provisions for lot depth.

#### AGENCY COMMENTS

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

We are supportive of the application to amend the existing special provision to reduce the minimum lot area of 240 m<sup>2</sup> to 209 m<sup>2</sup>, where only one wall is attached to an adjoining wall (end units).

Oxford County Public Works and City of Woodstock Engineering Department – Development Division) indicated that they had no concerns.

#### PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on April 29, 2026, and notice of public meeting was issued on June 1, 2026. At the time of writing this report, no comments have been received from the public.

### **Planning Analysis**

The application for zone change proposes to amend existing site-specific zones (R3-55 and R3-56) within a recently approved plan of subdivision to facilitate the development of townhomes with reduced lot areas for end units on the subject lands.

Through the applications, the applicants are requesting a reduced lot are of 209 m<sup>2</sup> (2,249.7 ft<sup>2</sup>) for the end units of street fronting townhouses (street row dwelling houses) where the Zoning By-law requires a minimum lot area of 240 m<sup>2</sup> (2,583.3 ft<sup>2</sup>).

The proposal is consistent with the PPS policies respecting intensification, redevelopment, and efficient use of land and municipal services within a serviced settlement area. The use of the subject lands for townhomes is appropriate for the subject lands and will provide a diversity of housing units and types for current and future residents of the City of Woodstock.

The proposal also satisfies the intent and direction of the policies for medium density districts contained in Section 7.2.5 of the Official Plan. The Medium Density designation supports townhouses, cluster houses, converted dwellings and apartment buildings with a general density between 31 units per hectare (13 units per acre) and 70 units per hectare (30 units per acre); the proposed use for the subject lands for townhouses is a permitted use.

The applicant has requested that an additional special provision be added to permit a minimum lot area of 209 m<sup>2</sup> (2,249.7 ft<sup>2</sup>) for street row dwelling house units with one attached wall to an adjoining unit. The intent of the minimum lot area provision is to ensure that sufficient space is provided for grading, drainage and amenity space. The minor reduction proposed to the minimum lot area for end units is not expected to create negative impacts to the subdivision, grading, drainage or amenity spaces. The proposed reduction has already been implemented in recently constructed units through the minor variance process (MV07, 08 and 09-26) and no issues have been identified by the City's Building Department. As part of the part lot control approval process, through which many of these lots have been created, the applications are circulated to City Engineering staff who again review for any grading or drainage concerns.

For Council's information, the proposed zone change is intended to impact the entirety of the R3-55 and R3-56 Zone; however, only a text amendment is required to the R3-55 Zone because the R3-56 Zone contains a clause indicating that all the provisions of the R3-55 Zone also apply to the R3-56 Zone.

Planning staff are of the opinion that the proposed zone change is consistent with the Provincial Planning Statement (PPS) and Official Plan policies respecting redevelopment in medium density residential districts and should be given favourable consideration.

## **RECOMMENDATIONS**

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**It is recommended that the Council of the City of Woodstock approve the zone change applications submitted by Karn Road Land Development Corp. and Cachet Developments (Woodstock) Inc., for the lands described as Plan 1621, Block 115-128, Blocks 9 & 10, Part of Lot 14; Plan 41M-403, Blocks 14-18; Plan 41M-401, Blocks 125-147, City of Woodstock to amend the existing R3-55 Zone (and R3-56 Zone) to facilitate the development of townhouse dwelling units with a reduced minimum lot area for end units.**

## **SIGNATURES**

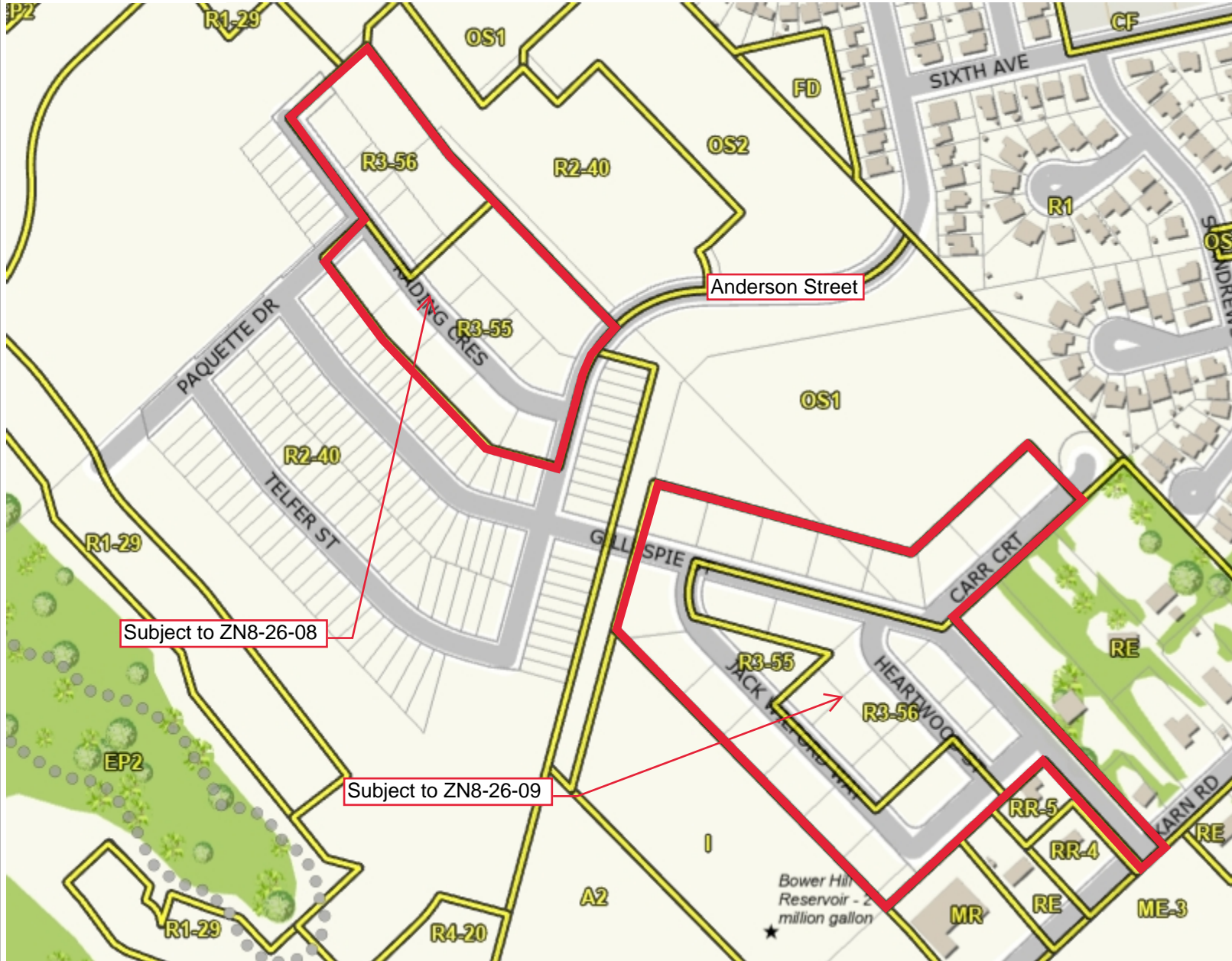
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**Authored by:** Original Signed By

Justin Miller  
Development Planner

**Approved for submission:** Original Signed By

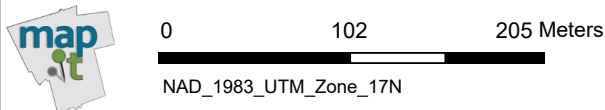
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

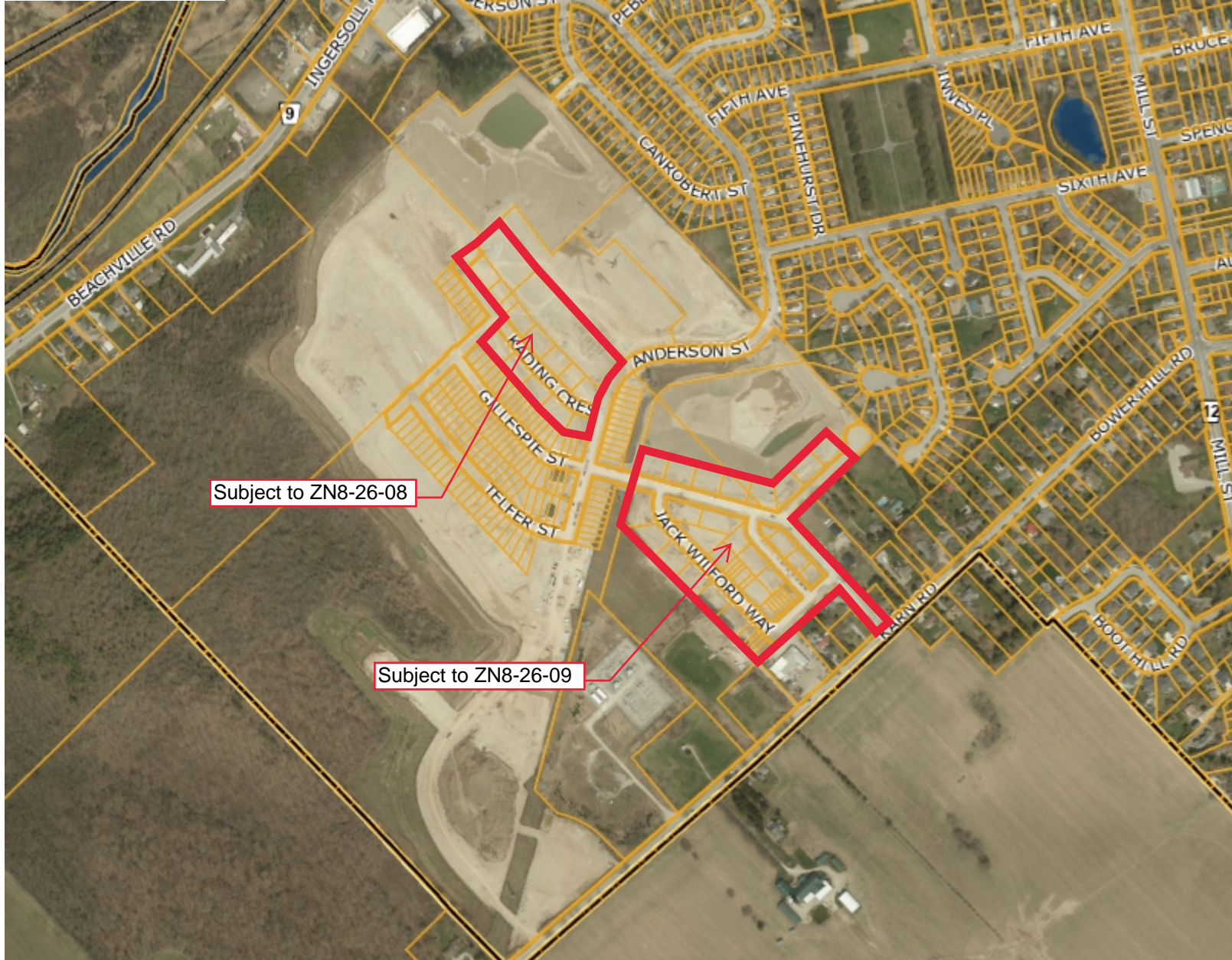
- Zoning Floodlines
- Regulation Limit
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



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

April 28, 2026



**Legend**

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

**Notes**



0 205 409 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

June 9, 2026

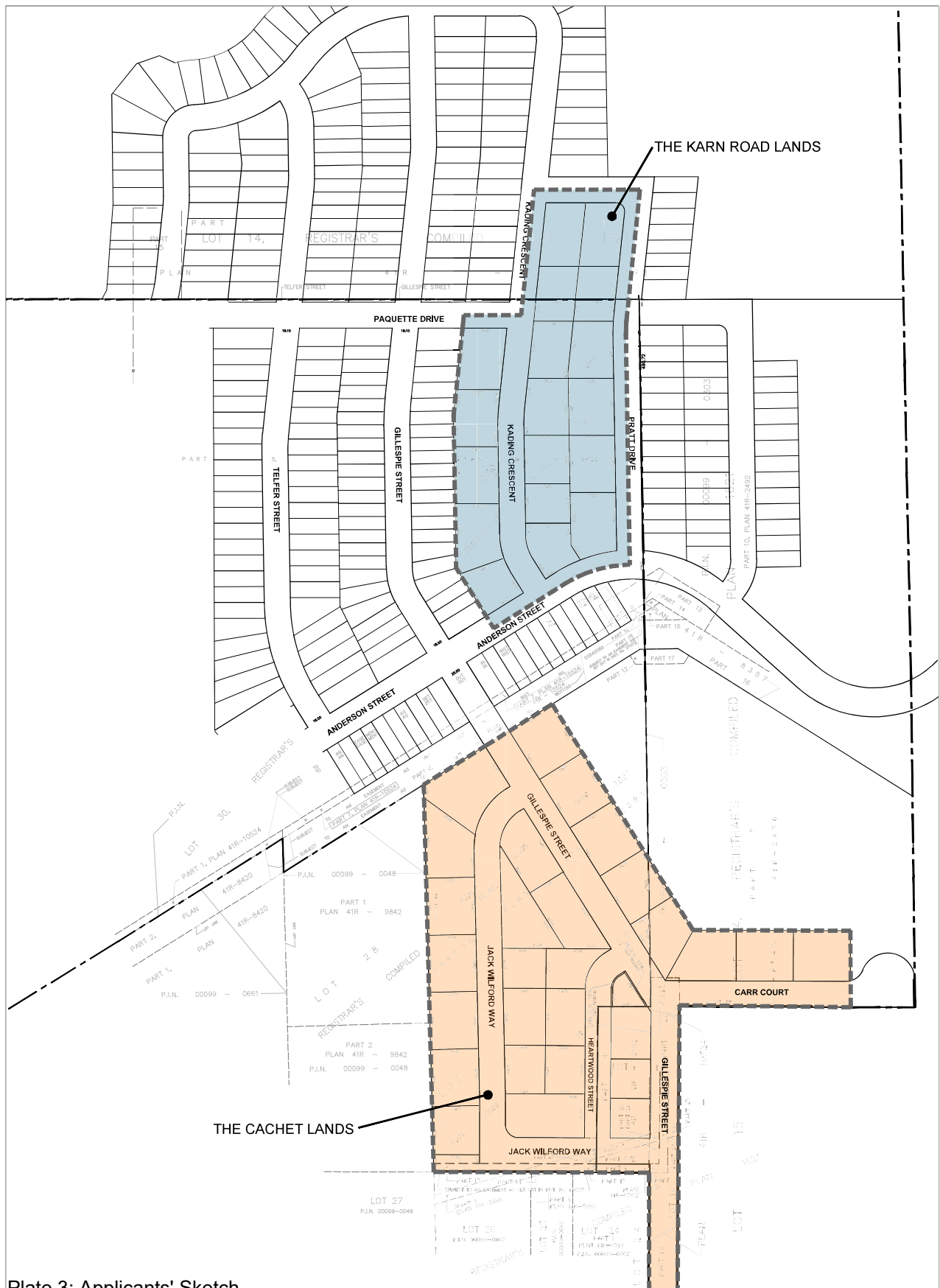
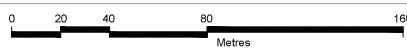


Plate 3: Applicants' Sketch

File No.'s: ZN8-26-08; ZN8-26-09 (Karn Road Land Development Corp. and Cachet Developments (Woodstock) Inc.)  
 Plan 1621, Block 115-128, Blocks 9 & 10, Part of Lot 14; Plan 41M-403, Blocks 14-18; Plan 41M-401, Blocks 125-147

**PROPOSED REZONING PLAN**  
**KARN ROAD & CACHET LANDS**



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:2000 | April 20, 2026 | Project No. 20098 | Drawn By: HS

