

**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS**

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**

**CITY OF WOODSTOCK**

Please be advised that the Community Planning Office has received applications applying to the following lands:

<b>File No.:</b>	OP 26-07-8; ZN 8-26-06
<b>Owner:</b>	Viara Holdings Inc.
<b>Applicant:</b>	Baker Planning Group (Caroline Baker)
<b>Location of Property:</b>	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
<b>Description of Application:</b>	<p>The application for Official Plan amendment proposes to redesignate the subject lands from 'Residential Reserve' and 'Low Density Residential' to 'Medium Density Residential'.</p> <p>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)'.</p> <p>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.</p>

(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 applications, 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](mailto:planning@oxfordcounty.ca)

Plate 1: Location Map with Existing Zoning

File No.: OP26-07-8; ZN8-26-06: Viara Holdings Inc

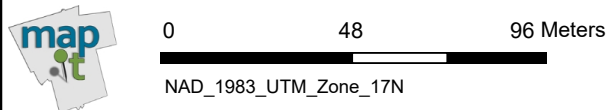
Part Lot 14 W/S Mill St Plan 86 as in 460585, 565038 Karn Road and 432 Mill Street City of Woodstock



**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**



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