

To: David Creery, Chief Administrative Officer

From: Lisa Salomon, Council Services Clerk

Re: Zoning By-law Amendment Appeal – ZN8-24-20 – 18 and 20 Delatre Street

AIM

To advise Council of an appeal received in connection with proposed Zoning By-law Amendment ZN8-24-20.

BACKGROUND

At the regular meeting of Woodstock City Council held on February 20, 2025, Council considered Planning Application ZN8-24-20 - Applications for Zone Change – 10999709 Canada- 18 and 20 Delatre Street. The subject property is described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795 in the City of Woodstock. The lands are located on the east side of Delatre Street, lying between Hunter Street and Dundas Street and are municipally known as 18 and 20 Delatre Street.

The applications propose to rezone the subject lands from Special Residential Zone 2 (R2-25) to Special Entrepreneurial District Zone (C3-11) to facilitate the addition of four dwelling units to an existing three dwelling unit converted dwelling. The special provision is requested to reduce the minimum lot area per dwelling unit from 150 m² (1,614.6 ft²) per dwelling unit to 141 m² (1,517.7 ft²), to reduce the minimum required lot frontage from 20 m (65.6 ft) to 16.8 m (55.1 ft), to reduce the minimum required interior side yard width from 3 m (9.8 ft) to 1 m (3.3 ft), to reduce the minimum required landscaped open space from 35% to 32%, to reduced the minimum required amenity space from 30 m² (332.9 ft²) per dwelling unit to 15 m² (161.5 ft²), and to reduce the minimum setback of a parking area from an interior side lot line from 1.5 m (4.9 ft) to nil.

The subject lands are approximately 990 m² (10,656.3 ft²) in area and currently contain a three dwelling unit converted dwelling and large accessory structure. The applicant is proposing an addition to accommodate four additional dwelling units and the relocation of the existing accessory structure.

Surrounding land uses consist low density residential uses with higher-density residential uses to the north, Central Commercial uses associated with Dundas Street in close proximity to the south, and two churches in close proximity to the east and west.

Council passed the following resolution in response to the application at the February 20, 2025, City Council meeting:

“That Woodstock City Council deny the application for lands described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795, in the City of Woodstock, to rezone the subject property from ‘Special Residential Zone 2 (R2-25)’ to ‘Entrepreneurial Zone (C3-11)’ to facilitate the seven-unit multiple attached dwelling;”

COMMENTS

The applicant filed an appeal with the City of Woodstock ahead of the March 17, 2025 appeal deadline regarding the decision to refuse to amend the zoning by-law. The appeal must be forwarded to the Ontario Land Tribunal (OLT) within 15 days of the last day for filing the appeal, and a hearing will be conducted on the matter unless the appeal is withdrawn. The Clerk’s office is required by the Tribunal to report on the position taken by Council in response to the appeal.

If Council supports its decision of February 20, 2025, legal services will be retained to represent the City. If staff are able to find professional planning services which are willing to defend Council’s decision, those services will also be retained.

RECOMMENDATION

That Woodstock City Council supports the decision to refuse to amend the zoning by-law with respect to application ZN8-24-20 – 18 and 20 Delatre Street;

And further that the City Clerk be instructed to advise the Ontario Land Tribunal.

Authored by: Lisa Salomon, Council Services Clerk

Approved by: Amy Humphries, Deputy Chief Administrative Officer/City Clerk

Approved by: David Creery, Chief Administrative Officer