

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change

ZN8-25-07 – Gillett

REPORT HIGHLIGHTS

- The Zone Change Application proposes to rezone the lot from 'Residential Zone 1 (R1)' to 'Special Residential Zone 3 (R3-67)' to facilitate the development of a three-unit townhouse with reduced interior side yard widths and lot frontages for the end units.
- Planning staff are recommending that the application be approved as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to Low Density Residential areas.

DISCUSSION

Background

OWNER: Stephen Gillett
264 Russell Street, Woodstock Ontario N0C 1B0

APPLICANT: Tru-Bilt Construction Inc. c/o Troy Harrett
594681 Oxford Road 59, Woodstock Ontario N4S 7V8

AGENT: Mark Burke
28 Wellington Street North, Woodstock Ontario N4S 6P3

LOCATION:

The subject lands are described as Part Lot 40, Plan 77, in the City of Woodstock. The lands are located on the west side of Russell Street, lying between Spencer Street and Albert Street, and are municipally known as 264 Russell Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Residential Zone 1 (R1)'

Requested Zoning: 'Special Residential Zone 3 (R3-67)'

PROPOSAL:

The purpose of the application is to rezone the subject lands from 'Residential Zone 1 (R1)' to 'Special Residential Zone 3 (R3-67)' to permit a three-unit townhouse with reduced interior side yard widths. The applicant has requested a minimum lot frontage of 6.8 m for the northern unit and a minimum frontage of 7.7 m for the southern unit where a minimum of 8 m is required in the Zoning By-law; the applicant is also requesting a minimum side yard width of 1.2 m for the northern unit and a minimum side yard width of 2.2 m for the southern unit where a minimum of 3 m is required in the Zoning By-law.

Surrounding land uses are a mix of low and density residential uses. The subject lands are generally surrounded by single-detached dwellings, with semi-detached dwellings in close proximity to the south and cluster townhouses immediately to the south-west.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lands to be rezoned.

Plate 4, Letters of Concern, provides three letters from two neighbours expressing concerns with the proposal.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

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.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain 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
- 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 approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 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 immediate 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; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, 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 prioritizing planning and investment in the necessary infrastructure and public service facilities.

OFFICIAL PLAN

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan. Low Density Residential Districts are those lands that are primarily developed or

planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadraplexes, low density cluster development and low rise apartments. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or development and City Council may choose to restrict the range of uses in a particular location through the Zoning By-law.

The maximum net residential density for an individual development in the Low Density Residential district is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation.

Section 7.2.2.5 promotes residential intensification in appropriate locations for more efficient use of land, infrastructure and public services. The policies also state that residential intensification is permitted in appropriate locations, subject to the proposal complying with the relevant policies pertaining to the type of development.

According to the Official Plan, infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the residentially-designated land supply and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Districts.

Section 7.2.4.1.1 of the Official Plan provides criteria for the consideration of street-oriented infilling. The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that the street-oriented infill projects are sensitive to the continuity of the existing residential streetscape, City Council will ensure that the proposal is compatible with the street frontage, setbacks, lot area and spacing of existing development within a two block area of the same street.

Additionally, when considering all infill proposals, City Council must be satisfied that vehicular access points are acceptable, municipal services can adequately accommodate the proposal and stormwater is adequately controlled. Further, the Council must also ensure that any desirable vegetation is retained where possible and the impact on environmental constraints is mitigated, the proposal complies with the Zoning By-Law and impacts to heritage resources are considered.

Further to the above, Section 7.1.1, the policies of the Official Plan are also intended to provide opportunities to develop the full range of housing required to meet the needs of residents including ownership and rental housing, affordable housing and specialized housing.

More specifically, Section 7.2.2.1 directs that City Council shall ensure opportunities exist to increase the variety and affordability of dwelling types in the built-up portion of the City by permitting appropriate forms of residential intensification. Section 7.2.2.2 further directs that City Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and co-operative, throughout the City.

ZONING BY-LAW

The subject lands are currently zoned 'Residential Zone 1 (R1)' according to the City's Zoning By-law. The 'R1' zone permits single detached dwellings, bed and breakfasts, a home occupation in a permitted dwelling and an additional residential unit subject to Section 5.2.8.

The applicant proposes to rezone the subject lands to 'Special Residential Zone 3 (R3-67)'. Special provisions are required to permit reduced minimum lot frontages and interior side yard widths. The R3 Zone permits a street row dwelling house (townhouse), a retirement home, a multiple-attached dwelling house, a horizontally-attached dwelling house, a home occupation, a group home type 1, a converted dwelling house, a boarding or lodging house, a bed and breakfast and an apartment dwelling house.

Agency Comments

The City of Woodstock Engineering Department (Building Division) provided the following comments:

1. As noted, three (3) street facing townhouses are proposed.
2. Relief is required to reduce the minimum lot frontages for the townhomes, north unit reduced from 8 m to 6.8 m and south unit reduced from 8 m to 7.75 m.
3. Relief is also requested for the minimum side yard widths. North unit is reduced from 3 m to 1.2 m and south unit from 3 m to 2.1 m.

The City of Woodstock Engineering Department (Development Division) provided the following comments:

1. Municipal sanitary sewer and water is available on Russell St. County to provide further comments regarding capacity, etc.
2. My understanding is the owner/applicant would propose future severances. We will provide formal comments upon receipt of severance applications; however, we note that separate services and utilities to each unit should be planned for and that the application should include provisions to create a private access easement.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on July 28, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, three letters were provided by two different neighbours expressing concerns over the proposed development.

The letters raised concerns related to lot sizes, setbacks, loss of privacy, safety, parking, winter road maintenance, neighbourhood character, drainage and precedent.

Planning Analysis

The applicant is proposing to rezone the subject property to facilitate the construction of a three-unit townhouse on the subject lands with reduced frontages and interior side yard widths.

It is the opinion of staff that the subject application is consistent with the PPS as the proposed development promotes intensification and provides a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, municipal services and infrastructure within a designated settlement area.

Planning staff are also satisfied that the proposal maintains the intent and purpose of the Official Plan as development within the Low Density designation shall generally consist low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadraplexes, low density cluster development and low rise apartments. Staff are satisfied that the proposed development, which consists of a three-unit townhouse, is consistent with the policy direction for low density housing types.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposal can be characterized as appropriate street-oriented infill development and intensification that is supported by the Official Plan. This area of the City is characterized by a variety of lot sizes and built forms, including townhouses, single detached dwellings and semi-detached dwellings and the proposed lots to be severed and the proposal will not be out of character or inconsistent with the surrounding area. Staff are of the opinion that the proposed lot configurations are reasonable and will provide for an adequate building envelope for townhouse dwelling units on the lots to be severed and retained.

The applicant has requested a minimum frontage of 6.8 m for the northern unit and 7.7 m for the southern unit where the R3 Zone requires a minimum frontage of 8 m. Minimum frontage requirements are established to ensure that sufficient space is provided for a building envelope for the proposed development. In this case, the applicant has provided a sketch showing the proposed townhouse development on the subject lands within the requested frontage; further, the reduction is a minor departure from the zone provision and is similar to developments previously supported and approved within the City without issue.

The applicant has also requested a minimum interior side yard width of 1.2 m for the northern unit and 2.2 m for the southern unit. Minimum interior side yard widths are intended to ensure that sufficient space is provided for access and normal maintenance of the rear yard; 3 m side yards are typically intended to provide off-street parking opportunities where dwellings do not have garages or carports, and the applicant has shown garages on the submitted sketch the units. For Council's information, where dwellings have attached garages or carports, the minimum side yard width for single-detached and semi-detached dwellings is 1.2 m. Further, the 2.2 m side yard on the southern unit is intended to accommodate an easement for maintenance of the rear yard of the center unit; it is expected that the owner will apply to sever the units, and the easement will be required for access at that time.

Through the Public Notice, planning staff received three emails from two different individuals objecting to the proposal. Concerns in these letters included:

- Lot size, specifically that the lot is not large enough to accommodate the proposed development – although the applicant has requested reduced frontages and side yard widths, the proposed lots are exceptionally deep (50.5 m) and exceed minimum lot area requirements, and staff have no concerns with the proposed lot areas or development.

- Proposed setbacks – although the applicants are requesting reduced setbacks, the proposed setbacks are consistent with the neighbourhood which includes similarly approved developments, and single or semi-detached dwellings with attached carports or garages.
- Loss of privacy, specifically related to building heights and side yard widths – as previously noted in this report, the requested setbacks are the same as the minimum setbacks in the R1 Zone for dwellings with attached garages; similarly, the maximum height for street row dwelling houses (street facing townhomes) is the same as the maximum height in the R1 Zone (11 m).
- Safety, specifically related to additional traffic, fire and emergency services – no concerns have been raised by City Building, Fire or Engineering staff for the proposed three units; further, the proposed reductions in side yard widths are common throughout the City and do not cause any safety issues.
- Parking – the applicant has provided the required off-street parking in the submitted sketch.
- Winter road maintenance (associated with increased on-street parking) – staff have not identified a concern with winter road maintenance related to the proposed additional units.
- Neighbourhood character – the proposal will not be out of character with the neighbourhood; the existing neighbourhood contains single-detached dwellings, semi-detached dwellings and a two building 15 unit multiple residential development immediately to the south-west.
- Drainage – staff have no concerns over drainage, and, if required, drainage can be reviewed during the building permit application stage.
- Precedent – the Official Plan establishes criteria for densities and development types within the Low Density Residential designation and provides additional criteria for infill development; in staff's opinion, the proposal meets the relevant criteria of the Official Plan and is consistent with other previously approved similar developments within the City.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent of and purpose of the Official Plan. As such, staff are of the opinion that the application can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described Part Lot 40, Plan 77, in the City of Woodstock, to rezone the subject property from 'Residential Zone 1(R1)' to 'Special Residential Zone 3 (R3-67)' to facilitate the construction of a three-unit townhouse development.

SIGNATURES

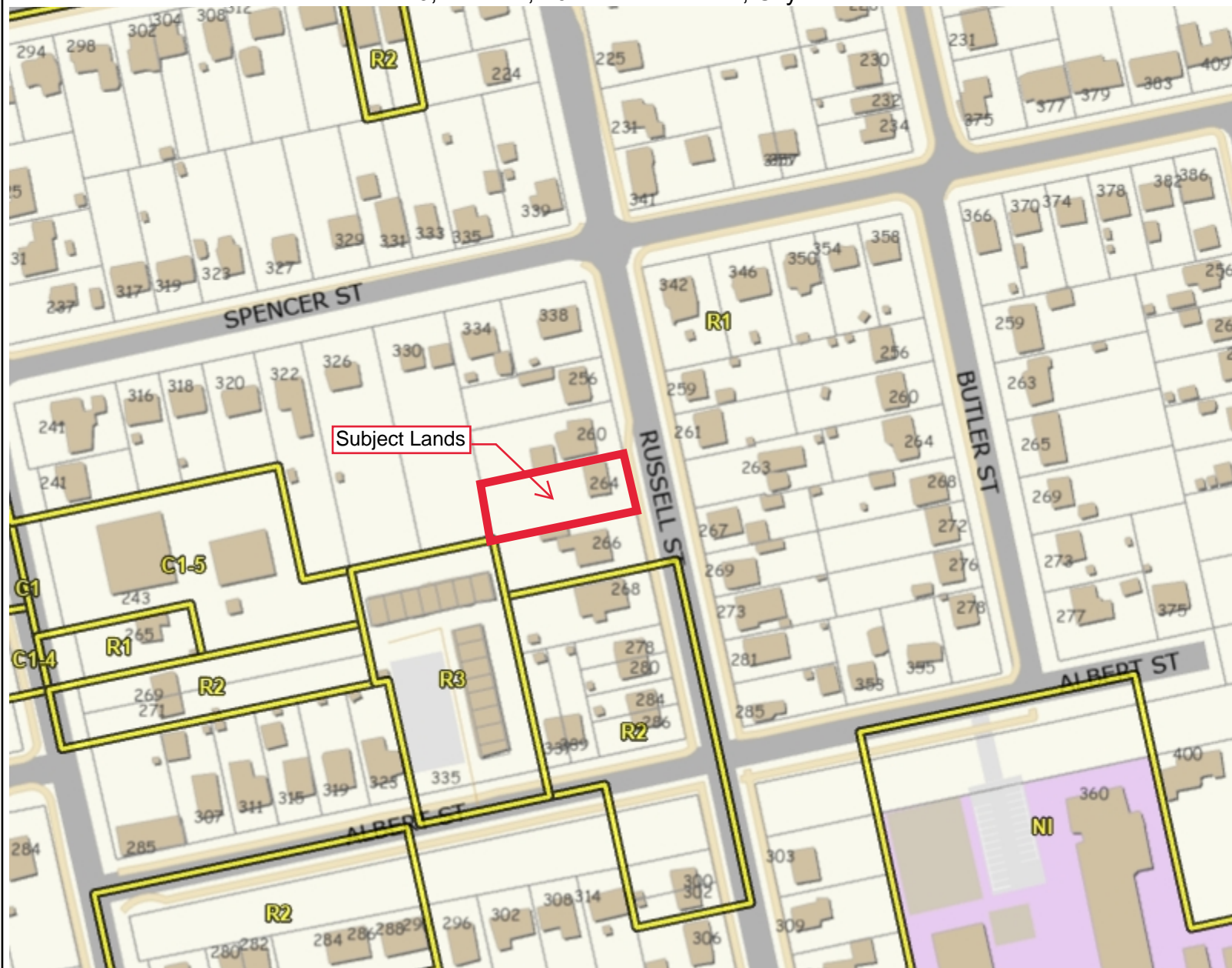
Authored by:

"Original Signed by"

Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

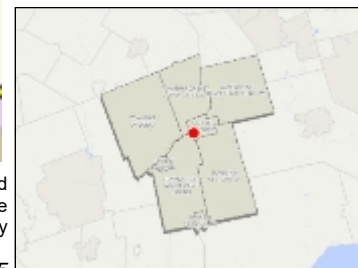
Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



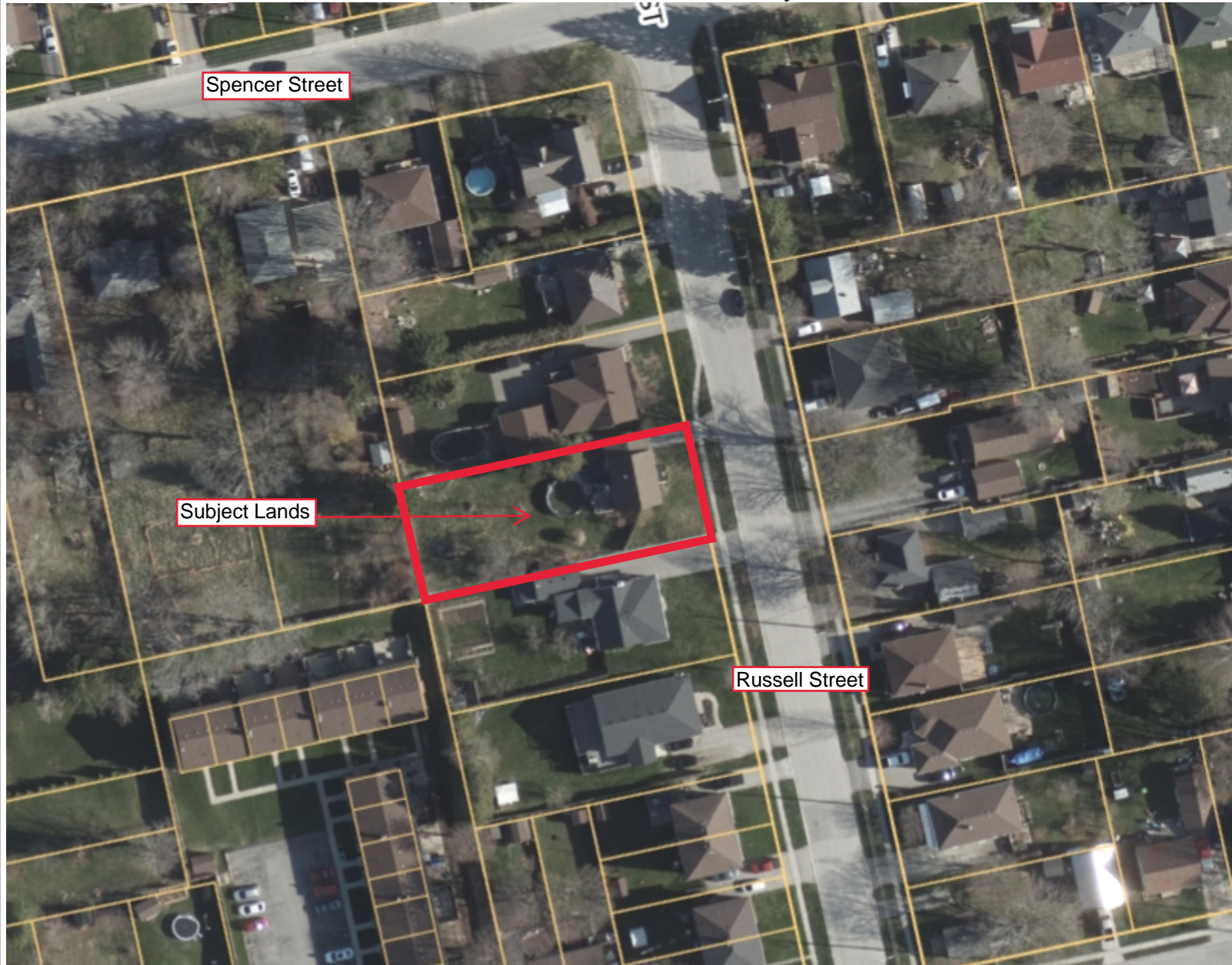
0 51 102 Meters

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 17, 2025



Legend

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



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June 17, 2025

264 Russell Street Woodstock

Lot to be Retained	2-Storey Townhome
R3 By-Law 8.2	Proposed
Lot Area	331.4m ²
Lot Coverage	22%
Lot Frontage	7.15m
Lot Depth	50.5m
Front Yard Depth	12.0m
Rear Yard Depth	22.8m
Interior Side Yard Width	2.2
Exterior Side Yard Width	n/a
Setback	n/a
Landscaped Open Space	71%
Height	2-storey
Dwelling unit area	144.0m ²

Lot to be Severed	Single Family 2-Storey
R3 By-Law 8.2	Proposed
Lot Area	282.8m ²
Lot Coverage	31%
Lot Frontage	5.60m
Lot Depth	50.5m
Front Yard Depth	12.0m
Rear Yard Depth	22.8m
Interior Side Yard Width	n/a
Exterior Side Yard Width	n/a
Setback	n/a
Landscaped Open Space	56%
Height	2-storey
Dwelling unit area	144.0m ²

Lot to be Severed	Single Family 2-Storey
R3 By-Law 8.2	Proposed
Lot Area	343.4m ²
Lot Coverage	26%
Lot Frontage	6.80m
Lot Depth	50.5m
Front Yard Depth	12.0m
Rear Yard Depth	22.8m
Interior Side Yard Width	1.2
Exterior Side Yard Width	n/a
Setback	n/a
Landscaped Open Space	64%
Height	2-storey
Dwelling unit area	144.0m ²

Notes

Lots to be Severed

Lot to be Retained

Russell Street



Justin Miller

From: Tracy Geilen [REDACTED]
Sent: July 22, 2025 1:51 PM
To: Planning
Subject: Objection to Zoning Application ZN 8-25-07 - 264 Russell Street, Woodstock

You don't often get email from [REDACTED] [Learn why this is important](#)

Tracy Geilen & PJ Geilen
[REDACTED] Woodstock, ON
Tuesday July 22, 2025

To:
Justin Miller, Development Planner
Community Planning
County of Oxford
21 Reeve Street, Box 1614
Woodstock, ON N4S 7Y3
Email: planning@oxfordcounty.ca

Re: Objection to Zoning Application ZN 8-25-07 – 264 Russell Street, Woodstock
Applicant: Tru-Built Construction

Dear Mr. Miller,

We are the immediate neighbours of 264 Russell Street, residing directly beside the property. We are writing to strongly oppose the proposed zoning amendment and associated variances that would permit a three-unit townhouse (triplex) on this undersized lot.

As the residents most directly impacted, we have serious concerns regarding the proposed building's proximity, height, density, and functional suitability for the site. Our objections are outlined below:

1. Loss of Privacy and Overlook from Upper Units

The proposal would place a multi-unit structure extremely close to our shared property line. The height and window placement of a triplex will result in direct views into our backyard and possibly into the rear of our home, violating our right to privacy. We purchased our home 25 years ago in a low-density R1 zone expecting these protections.

2. Building Height and Massing Out of Scale

A multi-unit building of this size and height is out of proportion with surrounding homes and will block natural light, especially when positioned so close to our side yard. The proposed side setback of just 1.2 metres is wholly inadequate and exacerbates the negative effect of the building's scale on neighboring homes.

3. Fire Safety and Emergency Access

We are concerned that the reduced side yard setback could create a fire hazard, as it does not allow for proper separation between buildings, and could hinder access for emergency responders. The current R1 standards exist to prevent exactly this type of risk. Relaxing them in this case would be a mistake.

4. Overburdened Parking and Winter Restrictions

Parking is already a daily issue on our section of Russell Street. There is limited curb space, and during most of the year, vehicles already line the street. The addition of three households — potentially 5 to 6 vehicles — will overwhelm the available space.

This becomes especially problematic in winter, when on-street parking is prohibited by by-law. A triplex on a lot of this size simply cannot accommodate enough vehicles off-street without severely overbuilding the property or forcing illegal parking behavior. This makes the proposal functionally unworkable and a clear case of over-intensification.

5. Disruption to Neighbourhood Character

We are in a well-established neighborhood of single-family homes with generous spacing and quiet enjoyment. The proposed triplex introduces a level of density and usage that is incompatible with the surrounding homes and would fundamentally change the nature of our immediate block.

Conclusion:

We ask that the City and Planning Department:

- Deny the rezoning application from R1 to R3-sp;
- Refuse the requested reductions in side yard and frontage;
- Recognize that the lot cannot reasonably support a three-unit dwelling, particularly with inadequate parking provisions and winter by-law restrictions;
- And preserve the zoning protections and character of the neighborhood for the safety, comfort, and stability of current residents.

We would appreciate being notified of the upcoming public meeting and ask that this objection be recorded as part of the official public record for application ZN 8-25-07.

Sincerely,

Tracy Geilen & PJ Geilen

Woodstock, ON

Email:

Phone:

Thank you,

Tracy Geilen

From: [pi.g](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: 264 Russell planning
Date: July 28, 2025 3:01:41 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon.

I am writing to you to express my concern over the proposed property development. I have now seen the plans and realize you are using 6 year old google earth images. Please provide updated images, as the image you are using does not show the complete property on 260 Russell. The image has trees (which are no longer there), hiding the garage on 260 Russell. The garage in question is already on the property line. The image hides this. This means the new development will be 1.2 meters from and existing structure. I cannot understand how planning can allow this? Is this an oversight?

Sincerely
PJ Geilen

From: [Jason G](#)
To: [Planning](#)
Cc: [Cristal Sawchuk](#)
Subject: Zoning Application ZN 8-25-07 – 264 Russell Street, Woodstock
Date: July 16, 2025 8:49:12 PM

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Jason David Godin & Cristal Sawchuk

[REDACTED]

Woodstock, ON N4S 2H3

July 16 2025

To:

Justin Miller, Development Planner

Community Planning, County of Oxford

21 Reeve Street, Box 1614

Woodstock, ON N4S 7Y3

Email: planning@oxfordcounty.ca

Re: Zoning Application ZN 8-25-07 – 264 Russell Street, Woodstock

Applicant: Tru-Built Construction

Owner: Stephen Gillett

Dear Mr. Miller,

We are writing to formally oppose the proposed zoning amendment and associated variances for the above-mentioned application. As homeowners living directly behind the subject lands at [REDACTED], we are deeply concerned about the negative impacts this development will have on the character, safety, and function of our neighborhood.

This application proposes to rezone 264 Russell Street from Residential Type 1 (R1) to a

Special Residential Type 3 (R3-sp) zone, in order to permit a three-unit townhouse development. Additionally, the developer is seeking multiple variances to reduce both frontage and side yard setbacks below current zoning standards. These requests raise serious issues for adjacent property owners and the broader community.

Our concerns are as follows:

1.

Incompatible with the Existing Neighborhood

The area surrounding 264 Russell is made up almost entirely of single-family homes and duplexes. Allowing a three-unit townhouse with reduced setbacks introduces a level of density and built form that is **inconsistent with the established character** of this low-density neighborhood. This type of intensification threatens to set a precedent that could lead to the erosion of existing zoning protections and the community's residential makeup.

2.

Setback Variances and Privacy Concerns

The request to reduce **interior side yard widths to just 1.2 m and 2.2 m** (where 3 m is required), and **minimum frontages to 6.8 m and 7.5 m** (where 8 m is required), will place this multi-unit structure far closer to neighboring homes than permitted by by-law. This raises significant **privacy, overlook, and light obstruction issues**, especially for rear-yard neighbors like ourselves.

The proposed reductions **do not meet the intent** of the zoning by-law, nor can they be considered "minor." We strongly oppose these variances and ask that Council uphold the standards set to protect residents' enjoyment of their homes.

3.

School Zone Traffic and Safety

There are **two elementary schools** within one block of this property: a public school on the

next corner and a Catholic school at the end of the street. Traffic volumes in this area are already **very high during drop-off and pick-up times**, with regular congestion, on-street parking overflow, and safety risks for children walking and crossing the street.

Introducing additional residential density in this zone **will compound those problems**, increasing both the volume and complexity of vehicular movement in an already sensitive area. We urge the City to conduct a formal **traffic and pedestrian safety review** before any approval is granted.

4.

Parking and Lot Overbuild

With three units proposed, the minimum off-street parking requirement would be approximately **4–5 spaces**. We question whether this lot can accommodate that without exceeding lot coverage or reducing greenspace. If insufficient parking is provided, spillover will increase demand for limited on-street parking — further stressing the neighborhood and potentially interfering with school-related traffic.

5.

Stormwater Runoff and Lot Coverage

The size and density of the proposed development could result in increased hard surface area, which raises concerns about **stormwater management and backyard flooding** for adjacent properties, including ours. We request a formal grading and drainage plan be submitted and reviewed to ensure no runoff negatively impacts surrounding homes.

6.

Precedent and Zoning Integrity

Approving this application risks setting a precedent that will encourage similar intensification attempts in R1-zoned areas, further eroding community trust in Woodstock's planning process. We believe zoning by-laws exist to provide consistency, transparency, and fairness for all residents. Granting this zoning amendment and setback relief would undermine those principles.

In Conclusion:

We are not opposed to smart growth or infill development, but we believe this application in its current form represents an **over-intensification of the site** that will negatively impact the neighborhood. We respectfully request that:

- The rezoning to R3-sp be **denied**;
- The requested variances be **refused**;
- The City conduct a **traffic impact and school safety assessment**;
- And that any future development on this lot remain **consistent with the surrounding low-density built form**.

We would appreciate being kept informed of the public meeting date and any updates to this application. Please confirm receipt of this letter and include it in the public record for ZN 8-25-07.

Sincerely,

Jason Godin & Cristal Sawchuk



Woodstock, ON N4S 2H3

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER _____

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'R3-67' the zone symbol of the lands so designated 'R3-67' on Schedule "A" attached hereto.
2. That Section 8.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"8.3.67 R3-67 264 RUSSELL STREET (KEY MAP 85)

8.3.67.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-67 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses *permitted* in Section 8.1 of this By-Law.

8.3.67.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-67 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.67.2.1 PROVISIONS FOR STREET ROW DWELLING HOUSES

8.3.67.2.1.1 *Lot Frontage*

Minimum for end dwelling units

Northerly End Unit	6.8 m
Southerly End Unit	7.7 m

8.3.67.2.1.2 *Interior Side Yard Width*

Minimum	Northerly End Unit 1.2 m
	Southerly End Unit 2.2 m

8.3.67.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 14th day of August, 2025.

READ a third time and finally passed this 14th day of August, 2025.

Mayor – Jerry Acchione

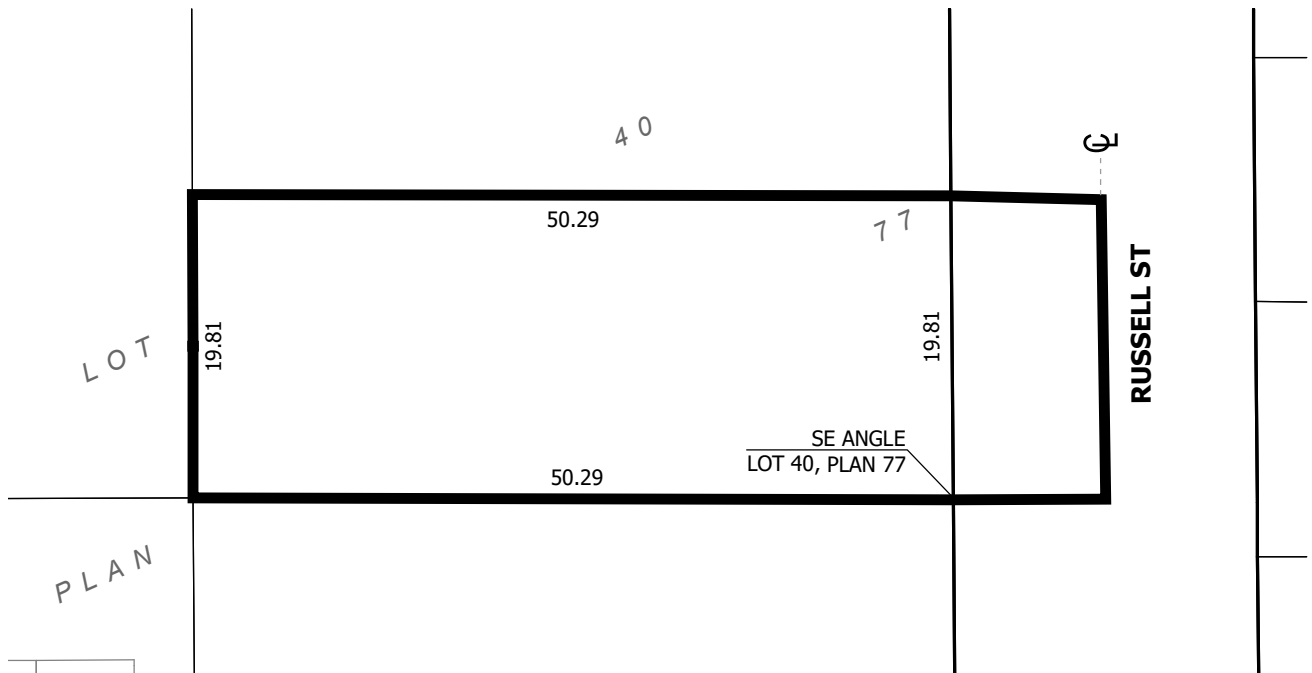
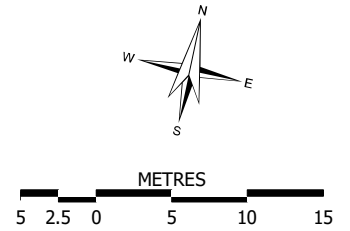
Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 40, PLAN 77

CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R3-67

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

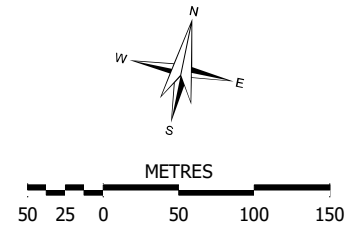
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2025

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES