

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Zone Change and Severance ZN8-25-08 and B25-34-8 – Inayat, Tariq and Tariq

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the lot from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the development of two single detached dwellings.
- This consent application proposes to sever one lot and retain one lot for one single detached dwelling on each lot.
- Planning staff are recommending that the applications be approved as they are consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan with respect to Low Density Residential areas.

DISCUSSION

Background

OWNER: Irtaza Inayat, Namrah Tariq and Saad Tariq
355 Huron Street, Woodstock Ontario N4S 7A5

APPLICANT: Akthar Shaikh
520 Beckvigh Crescent, Kitchener Ontario N2R 0R3

LOCATION:

The subject lands are described as Part Lot 1C, Plan 216 in the City of Woodstock. The lands are located on the west side of Huron Street, between Devonshire Avenue and Lancaster Street, and are municipally known as 355 Huron 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: 'Residential Zone 2 (R2)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Huron Street)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	415.3 m ² (4,470.2 ft ²)	415.3 m ² (4,470.2 ft ²)
Frontage	9.1 m (30 ft)	9.1 m (30 ft)
Depth	45.4 m (149 ft)	45.4 m (149 ft)

The purpose of the applications is to rezone the subject lands from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' and to sever the subject lands into two lots to facilitate the construction of two single detached dwellings. The applicant proposes to sever an existing lot with a frontage of 18.28 m into two separate lots with frontages of 9.14 m each. Each lot is intended to be developed for a single-detached dwelling, and the applicant has identified an intention to build an additional residential unit (ARU) within the basement of each dwelling.

Surrounding land uses are a mix of residential uses. The subject lands are generally surrounded by single detached dwellings, with significant townhouse developments immediately to the south-west and 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 lots to be severed and retained and rezoned.

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 'Residential Zone 2 (R2)' according to the City's Zoning By-law. The 'R2' zone permits single detached dwellings, bed and breakfasts, a duplex, a home occupation in a permitted dwelling, a semi-detached dwelling and an additional residential unit subject to Section 5.2.8.

Agency Comments

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

1. A real property survey has not been provided. Our comments are subject to the findings of a real property survey.
2. A condition be included that the lands are rezoned to R2.
3. Established building line setbacks will be applied to the new builds. No concerns.
4. The proposed lots according to the sketch, confirm to the R2 zone provisions for a single detached dwelling.
5. The applicant should note a road widening is required by the County.

If approved, please include the following conditions in the Notice of Decision for Consent.

- The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
- The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
- The Owner shall submit the final survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
- A severance agreement shall be required by the City and registered on first title by the Owner at their expense.

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

The City shall advise the Secretary-Treasurer of the LDC that all requirements of the City have been complied with.

Oxford County Public Works Department has provided the following comments:

1. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

2. If approved, a condition of severance shall be that widening on frontage of the property shall be provided to the County (3 m) on both the retained and severed property. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.

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, no comments or concerns have been received from the public.

Planning Analysis

The purpose of the applications for consent and zone change are to create two lots for single-detached dwellings. Specifically, the applicant proposes to sever a lot with a frontage of 9.14 m and retain a lot with the same frontage. Similarly, the applicant proposes to rezone the subject lands from R1 to R2; both the R1 and R2 Zone permit single detached dwellings, however, the R2 Zone permits a minimum frontage of 9 m. The proposed severed and retained lands appear to meet all of the zone provisions of the R2 Zone.

It is the opinion of staff that the subject applications are 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 two single detached dwellings, 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 infill developments, townhouses and single detached dwellings and the proposed lots to be severed and the proposed lot to be retained 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 single detached dwellings on the lots to be severed and retained.

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 applications can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described as Part Lot 1C, Plan 216, in the City of Woodstock, to rezone the subject property from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of two single detached dwellings (one on each proposed lot);

And further, that Woodstock Council advise the Land Division Committee that the City supports application B25-34-8, submitted by Irtaza Inayat, Namrah Tariq and Saad Tariq, for lands described as Part Lot 1C, Plan 216, in the City of Woodstock, to create one new residential infill lot, subject to the following conditions:

1. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or easements created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The Owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
4. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto.
5. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. Both properties must be serviced with water and sanitary services independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
6. A 3 m road widening shall be provided to the County of Oxford on both the severed and retained lands, free and clear of all costs, liens, easements and other encumbrances, to the satisfaction of the County of Oxford Public Works Department.
7. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

SIGNATURES

Authored by:

"Original Signed by"

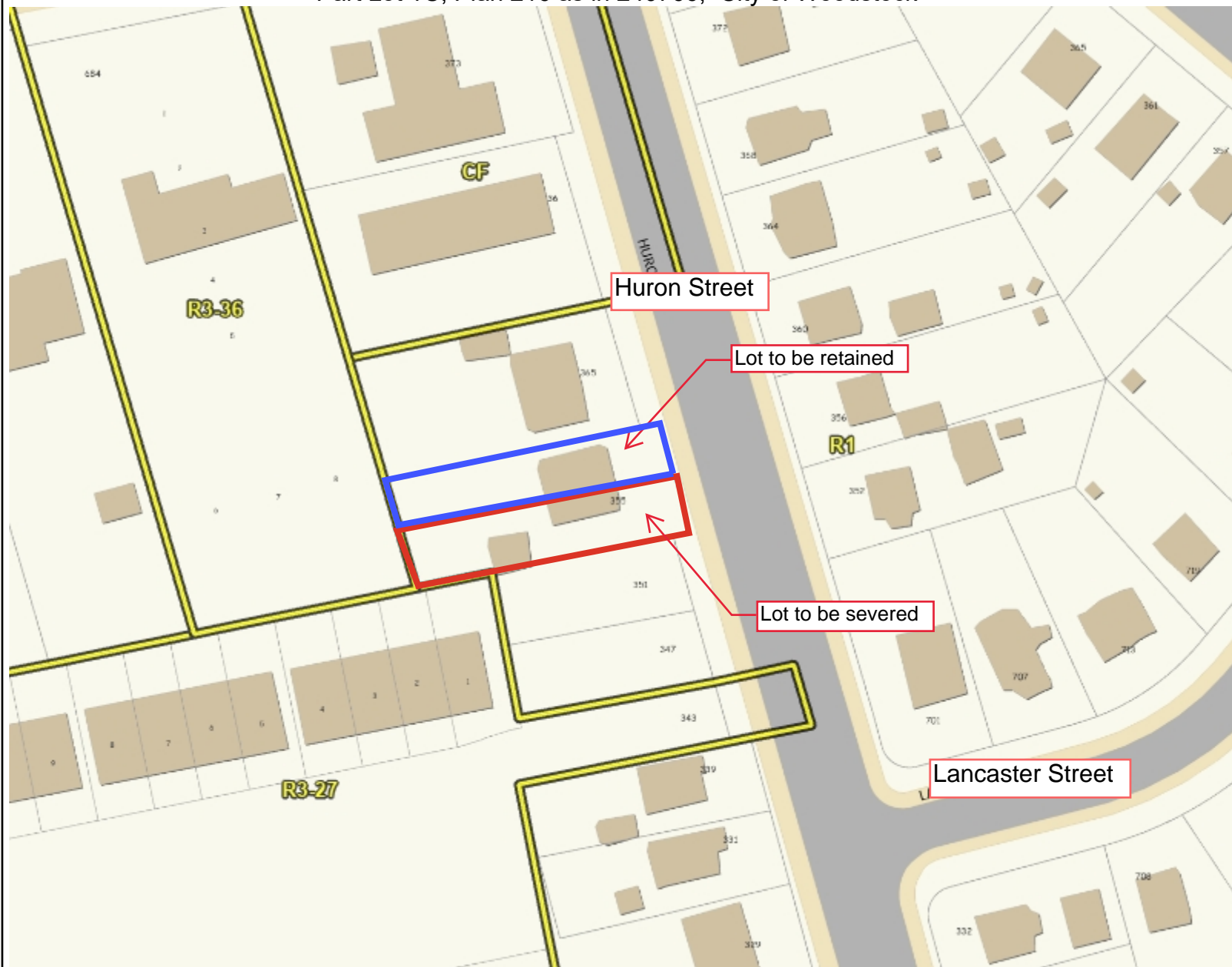
Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

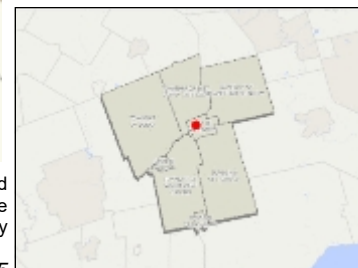
File No.'s: ZN8-25-08 and B25-34-8: Inayat, Tariq and Tariq
Part Lot 1C, Plan 216 as in 240766, City of Woodstock



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 24 48 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 19, 2025

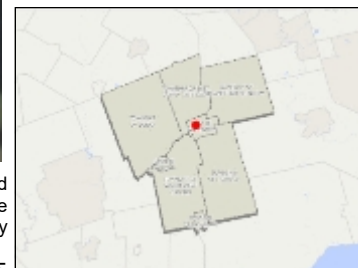


Plate 3: Applicant's Sketch

File No.'s: ZN8-25-08 and B25-34-8: Inayat, Tariq and Tariq

Part Lot 1C, Plan 216 as in 240766, City of Woodstock

ZONING CHART		MUNICIPALITY: WOODSTOCK	
		PROPERTY ZONING: R1	
DESCRIPTION		PROVIDED	REQUIRED
LOT INFO RETURNS	LOT AREA	49.28±	310±
	LOT DEPTH (MIN.)	49.43±	
	LOT FRONTAGE (MIN.)	9.16±	9±
	LOT COVERAGE	100.31% (28.8%)	166.12% (40%)
	FRONT YARD	6.1±	8.0±
	REAR YARD	2.0± ±	7.5±
	INT. SIDE (LEFT)	1.04±	1.2±
	INT. SIDE (RIGHT)	1.25±	1.2±
	EXTERIOR SIDE	N/A	N/A
	BUILDING HEIGHT (MAX.)	8'± ±	11.0±
BLOG INFO RETURNS	MAX. BUILDING WDT	8.0± ±	8.0±
	MAX. BUILDING DEPTH	18.2± ±	32.0±
	PARKING		3.0±

NOTE: TEXT IN RED REQUIRE APPROVAL AND OR MINOR VARIANCE
LOT SIZE TO BE CONFIRMED WITH SURVEY.

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY AT:
 - DISCOVERIES AFTER CONSTRUCTION BEGINS
 - DRAWINGS ARE TO BE READ AND NOT TO BE RECALCULATED
 - ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO SPECIFICATIONS, O.B.G. & LOCAL BY-LAWS
 - ALL DOORWAYS TO BE REINFORCED WITH STEEL GRACILE TO LOCAL PROSET LEVELS 14" (10" MIN. BELOW GRACILE) NOTED TO PLANS, & RESECTION & DETAILS FOR ALL TYP. REINFORCEMENT DETAIL TO BE SUBMITTED TO THE ARCHT.
 - 110% MIN. CONC. REBAR COVERAGE
 - MIN. CONC. STRENGTH (28 DAYS) : 30 MPa (3000 PSI)
 - MIN. CONC. STRENGTH - 28 DAYS : 17.500 MPa (2500 PSI)
 - ARMED RC. BEARING CAPACITY : 150 TON
- CONSTRUCTION REQUIREMENTS
 - BACKFILL AT JUNCTION OF BUILDING UNDOGRAFTED SAND BACKFILL TO BE 100% FINE SAND (1.750MM) & FINER
 - EVELLY ANDRO STRUCTURE
 - CONTRACT BACKFILL TO 85% DENSITY AND PROTECT REBAR AGAIN & SANDWICH ENCASED BY TRAP SAND. FINAL PROTECT SAND TO BE 100% FINE SAND, 150MM MAX. SIAL BEARING INSTALLATION COMPLETE.

DESIGN NOTES

- DESIGN DATA LOCATION: WOODSTOCK**
- | | |
|-------------------|--------------------|
| GROUND BKNL LOAD: | 1.8 KPA (39.7 psf) |
| SFICED SNOW LOAD: | 1.8 KPA (39.3 psf) |
| DEAD LOAD: | 0.48 KPA (10 psf) |
| WIND LOAD (PSF): | 0.44 KPA (9.2 psf) |
- 12" PERIMETER EXPANSION JOINT FOR POURED CONC. SLAB
1/4" CONTROL JOINTS @ 30' O.C. SW. IN POURED CONC. SLAB
ALL WOOD NO. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL

X. BRICK LINTEL SPAN
BRICKSTONE G.B.C. 21

- 4 BRICKSTONE O.B.C. 120.53
- BUL 1' x 3 1/2" x 1/2" 0.5"
BUL 3' x 3 1/2" x 3/4" 1.0"
BUL 5' x 3 1/2" x 3/4" 1.5"
BUL 7' x 3 1/2" x 3/4" 2.0"
- STAIR INFO.**
- RSE. MAX. 10' 1/2"
TREAD. MAX. 10"
RISER. MAX. 7"
BEDROOM. MAX. 0.5"
CLOSET. 0.5"
- LEGEND**
- 0.5" SOLO BEARING
0.5" FOR GARDEN
0.5" POINT LOAD
0.5" ANGLE JOIST
0.5" DOUBLE JOIST
0.5" TRIPLE JOIST
0.5" FOUR JOIST

STRUCTURAL NOTES

- STRUCTURAL NOTES**
1. ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) 12" x 10" CUB. IN. DRY-CELL LALERS & PLYWOOD PLERS BETWEEN EACH PLY. LALERS NOTED OTHERWISE.
 2. ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
 3. PROVIDE APPROPRIATE SOLO BLOCKING WITHIN

DESIGNER DISCLAIMER

- DESIGNER DISCLAIMER
1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
 2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO SUBMITTING PROPOSALS.

2. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED

- PLAN AREAS

- _____

PROPOSED RESIDENCE

AI CONSTRUCTION CANADA LTD.
355 HURON STREET, WOODSTOCK

PROJECT NUMBER

C166-25-01



小分隊在夜間進行，由第 1 小隊先鋒隊出發，第 2 小隊隨後，第 3 小隊殿後。

QUALIFICATION INFORMATION
REQUIRED UNDER DESIGN & EXCEPT UNDER
ART 13 OF THE BUILDING CODE

ERIK JUKEMA

DATE _____

SIGNATURE _____

SITE PLAN

AS NOTED	
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DATE: 2025-09-01

Order By: JCB

5-1

designed by	JENNING DESIGN CO.
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SECRET

S-1

The site plan for 395 Huron Street is divided into two proposed lots, A and B, by a dashed line representing the existing street. The plan includes the following details:

- Proposed Lot A:**
 - Dimensions: 69'-0" (21.0m) wide, 45.42' deep.
 - Proposed 2-Storey Residence w/ Basement ARU: 60'-0" (18.29m) wide, 21'-10" (6.65m) deep.
 - Proposed Garage: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #1: 21'-10" (6.65m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #2: 11'-8 1/2" (5.4m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #3: 11'-8 1/2" (5.4m) wide, 11'-8 1/2" (5.4m) deep.
 - COV. PORCH: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.
 - DRIVEWAY: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.
- Proposed Lot B:**
 - Dimensions: 69'-0" (21.0m) wide, 45.42' deep.
 - Proposed 2-Storey Residence w/ Basement ARU: 60'-0" (18.29m) wide, 21'-10" (6.65m) deep.
 - Proposed Garage: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #1: 21'-10" (6.65m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #2: 11'-8 1/2" (5.4m) wide, 11'-8 1/2" (5.4m) deep.
 - Parking Spot #3: 11'-8 1/2" (5.4m) wide, 11'-8 1/2" (5.4m) deep.
 - COV. PORCH: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.
 - DRIVEWAY: 4'-1" (1.24m) wide, 11'-8 1/2" (5.4m) deep.

The plan also includes a north arrow pointing towards the top right and a scale bar indicating 0, 10, and 20 feet.

SITE PLAN
164-8-2(0) - 150

DRAFT PLAN
NOT FOR
CONSTRUCTION

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 'R2' the zone symbol of the lands so designated 'R2' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

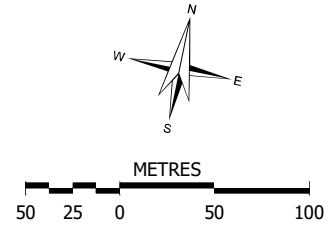
READ a first and second time this 14th day of August, 2025.

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

Mayor – Jerry Acchione

Clerk – Amelia Humphries

KEY MAP



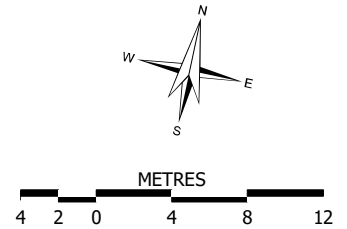
 LANDS TO WHICH BYLAW _____ APPLIES

SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 1C, PLAN 216

CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R2

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
Information Services ©2025

THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2025

MAYOR

CLERK