

To: Mayor and Members of City of Woodstock Council

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 8-26-17 – AAMM Developments Inc.

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands to add towing (auto storage), full-service auto repair, auto sales, detailing, limo service, and auto leasing as permitted uses.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of Provincial Planning Statement and maintains the general intent and purpose of the Official Plan respecting industrial uses and the minor expansion of existing legal non-conforming uses.

DISCUSSION

BACKGROUND

OWNERS: AAMM Developments Inc. (c/o Arnold Spina)
1344 Dundas Street, Woodstock, ON N4S 7V9

APPLICANT: Sayed Shah
1297 Industrial Road, Unit 2B, Cambridge, ON N3H 4W3

AGENT: Ali Zulfiqar
545897 Pattullo Avenue, Woodstock, ON N4S 7W3

LOCATION:

The subject lands are described as Part of Lot 14, Concession 1 (East Oxford), Part 2, 41R-8063, T/W Easement over Part 3, 41R-8063 as in CO25284, T/W Easement over Part of Lot 14, Concession 1 (East Oxford), Parts 5, 8, and 11, 41R-5807 as in 408293. The lands are located on the south side of Dundas Street, lying between Houser's Lane and Woodall Way, and are municipally known as 1344 Dundas Street in the City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"

City of Woodstock
Land Use Plan

'Traditional Industrial'

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special General Industrial Zone (M3-11)'

Proposed Zoning: Amended 'Special General Industrial Zone (M3-11)'

PROPOSAL:

The application for zone change proposed to amend the existing 'Special General Industrial Zone (M3-11)' to permit towing (auto storage), full-service auto repair, auto sales, detailing, limo service, and auto leasing as additional permitted uses on the subject lands.

The subject lands are approximately 1.1 ha (2.7 ac) in area and currently contain a vacant commercial/industrial building that was formerly the location of Peavey Mart. Surrounding uses consist of both commercial and industrial uses to the north and west of the subject lands. Vacant industrial lands exist to the east of the subject lands while a rail corridor is to the south, beyond which are industrial uses.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property 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, Applicant's Sketch, identifies the general site layout, including parking, as provided by the applicant.

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, Planning for People and Homes, directs that planning authorities should support complete communities by:

- a) accommodating an appropriate range and 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;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas should

be based on densities and a mix of land uses which efficiently use land and resources and optimise existing and planned infrastructure and public service facilities. This section also directs planning authorities to support general intensification and redevelopment to achieve 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 'Traditional Industrial' according to the Land Use Plan for the City of Woodstock, as contained in the County Official Plan. The traditional industrial areas include those lands that consist of existing industrial uses and lands which are planned for the full range of industrial type activity including light, medium, and heavy industrial uses. Such uses may generate on and off site effects such as traffic, noise, vibration, fumes, or visual appearance.

New uses permitted within the Traditional Industrial designation include a wide range of industrial uses including assembling, manufacturing, fabricating, processing, repair and recycling activities, environmental industries, warehousing, distribution, indoor and outdoor storage facilities, construction uses, utilities, transportation, and storage uses and research and technological service industries.

In addition to the listed uses above, the following uses may also be permitted within the Traditional Industrial designation:

- Service commercial uses such as restaurants, automobile service stations, gas bars, and repair garages and business uses which directly and primarily provide services to the industries or employees of the industry while at work;
- Uses which have characteristics or functional requirements similar to industries, such as utilities, public works yard, contractors' yards and police, fire, or ambulance depots;
- Recreational facilities and uses serving the employees of the industrial areas;
- Minor institutional uses such as churches and facilities primarily used by fraternal lodges, service clubs, trade unions and community cultural organizations.

In order to maintain the viability of Traditional Industrial Areas, City Council will exercise strict control over the amount of non-industrial activity permitted in such designations and will require that ancillary uses be located at or near the periphery of the industrial designation on arterial or collector roads.

Section 10.3.5 of the Official Plan provides policy guidance for expansion or minor changes in uses permitted by the existing zoning which may not conform to the Official Plan. For uses recognized by existing zoning but not in conformance with the Official Plan, Area Councils may permit minor expansion or minor change in use provided that:

- Existing or proposed services including water supply, sewage facilities, stormwater management, and road access are adequate or will be made adequate to serve the proposed development to the satisfaction of the Area Council and/or County Council;
- Parking and loading facilities are adequate or will be made adequate to serve the proposed development to the satisfaction of the Area Council;
- The proposal will be compatible with existing uses in the vicinity in terms of noise, odour, emissions, vehicular traffic, and visual intrusion and may be required to include measures that reduce nuisances, protect adjacent properties, and improve compatibility of the use with the surrounding area; and,
- Proposals shall comply with relevant environmental policies.

ZONING BY-LAW

The subject lands are currently zoned 'Special General Industrial Zone (M3-11)' in the City of Woodstock Zoning By-law. The standard 'M3' zone permits a variety of industrial uses including, but not limited to, a contractor's yard/shop, a feed mill, a fuel storage tank, a municipal yard, and all uses permitted in the 'M2' zone. Relevant 'M2' permitted uses include an automobile service station, a parking lot, and a public garage. The 'M3-11' zone contains site specific provisions also permitting a home and agricultural supply establishment.

The 'M3-11' zone requires a minimum lot frontage of 45 m (147.6 ft) and a minimum lot depth of 60 m (196.8 ft) when considering a non-residential use. A maximum lot coverage of 70% is permitted where sanitary sewers are available. No variances are being requested from the current zoning provisions for 'M3-11.'

AGENCY COMMENTS

The City Chief Building Official has advised the following:

- A floor plan is required to confirm the number of units, sizes and uses, including any drive thru services that may require parking spaces and any applicable queue spaces;
- Parking layout has been altered from the original Site Plan Approved drawings;
- Please advise the owner/applicant that if improvements or changes to the physical site are being contemplated, a site plan application will be required.

The Oxford County Public Works Department, the City Economic Development Department, and the City Engineering Department have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on July 15, 2026 and the Notice of a Public Meeting was circulated on August 31, 2026 in accordance with the requirements of the *Planning Act*. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The application for zone change proposes to amend the current zoning provisions on the subject lands to permit towing (auto storage), full-service auto repair, auto sales, detailing, limo service, and auto leasing as permitted uses.

As the proposal will promote an efficient use of existing infrastructure, a mix and range of employment uses, and a diverse economic base Planning staff are satisfied that the proposed development is consistent with the policies of the PPS with respect to employment uses within a designated Settlement Area.

The current Traditional Industrial designation of the subject lands, does not include all of the proposed uses as being permitted. While the proposed uses are not listed as permitted in the Traditional Industrial designation, the Official Plan does contain policies within Section 10.3.5 which allow for the consideration of minor changes for uses that are recognized by existing zoning. The current zoning of 'M3-11' permits all uses permitted by the 'M2' zoning which includes an

automobile service station, a parking lot, and a public garage. In the opinion of staff, the proposed uses fall under the permitted uses of the 'M2' zoning or can reasonably be considered to be similar in nature and are not expected to create any compatibility issues with surrounding industrially designated properties, or preclude the subject lands being used for industrial uses in the future.

In reviewing the uses of the lands within the vicinity of the subject lands staff note that uses include auto dealerships fronting on Dundas Street. An auto leasing establishment also exists adjacent to the subject lands. Given the existing uses, in the opinion of staff the immediate area of the subject lands is generally oriented towards automobile services and the proposed uses will be compatible with existing establishments while making efficient use of existing infrastructure and the existing building onsite.

Staff have reviewed the specific uses requested to be permitted and in order to simplify the uses staff recommend the following classification. The requested full-service auto repair and detailing uses can be classified as a public garage. A public garage is a listed permitted use within the 'M2' zoning and is not required to be included in the subject zone change application. The requested limo service and auto leasing uses can both be considered motor vehicle leasing establishments. The auto sales use would fall under the motor vehicle dealership definition in the City Zoning By-law. Based on the information above, staff recommend that the subject zone change, if approved, reference a towing (auto storage) establishment, a motor vehicle dealership, and a motor vehicle leasing establishment for simplicity.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the PPS and meets the general intent and purpose of the Official Plan when considered through Section 10.3.5. As such, Planning staff are satisfied that the application can be given favourable consideration.

RECOMMENDATIONS

THAT, the Council of the City of Woodstock approve the Zone Change Application submitted by AAMM Developments Inc. (File No. ZN 8-26-17) whereby a text amendment to the existing 'Special General Industrial Zone (M3-11)' is proposed to include a towing (auto storage) establishment, a motor vehicle dealership, and a motor vehicle leasing establishment as additional permitted uses.

SIGNATURES

Authored by: Original Signed By

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



0 130 261 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

July 13, 2026



Legend

Parcel Lines

- Municipal Boundary
- Property Boundary
- - - Assessment Boundary
- Road
- Unit

Zoning Floodlines

Regulation Limit

- ♦♦ 100 Year Flood Line
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 65 130 Meters

NAD_1983_UTM_Zone_17N



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July 13, 2026

Plate 3: Applicant's Sketch
File No.: ZN8-26-17: AAMM Developments Inc.
Part of Lot 14, Concession 1 (East Oxford), Part 2, 41R-8063, T/W Easement over Part 3, 41R-8063 as in CO25284, T/W Easement over Part of Lot 14 Concession 1 (East Oxford), Parts 5, 8 & 11, 41R5807 as in 408293 - 1344 Dundas Street, City of Woodstock

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M C ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF M C ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW _____
□ ISSUED FOR TENDER _____
□ ISSUED FOR PERMIT _____

- ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

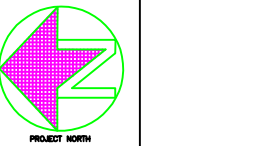
SIGNATURE _____ DATE _____

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P. ENGINEER
- DIMENSIONS ARE METRIC
- PROPERTY INFORMATION TAKEN FROM DRAWING PROVIDED BY OWNER
- DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS SUBMITTED FOR APPROVAL

4	REVISED/ ISSUED FOR APPROVAL	SEPT 28/05
3	REVISED/ ISSUED FOR APPROVAL	JULY 28/05
2	REVISED/ ISSUED FOR PERMIT	JULY 14/05
1	REVISED/ ISSUED FOR PERMIT	JUNE 28/05
0	ISSUED FOR PERMIT	JUNE 7/05

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.

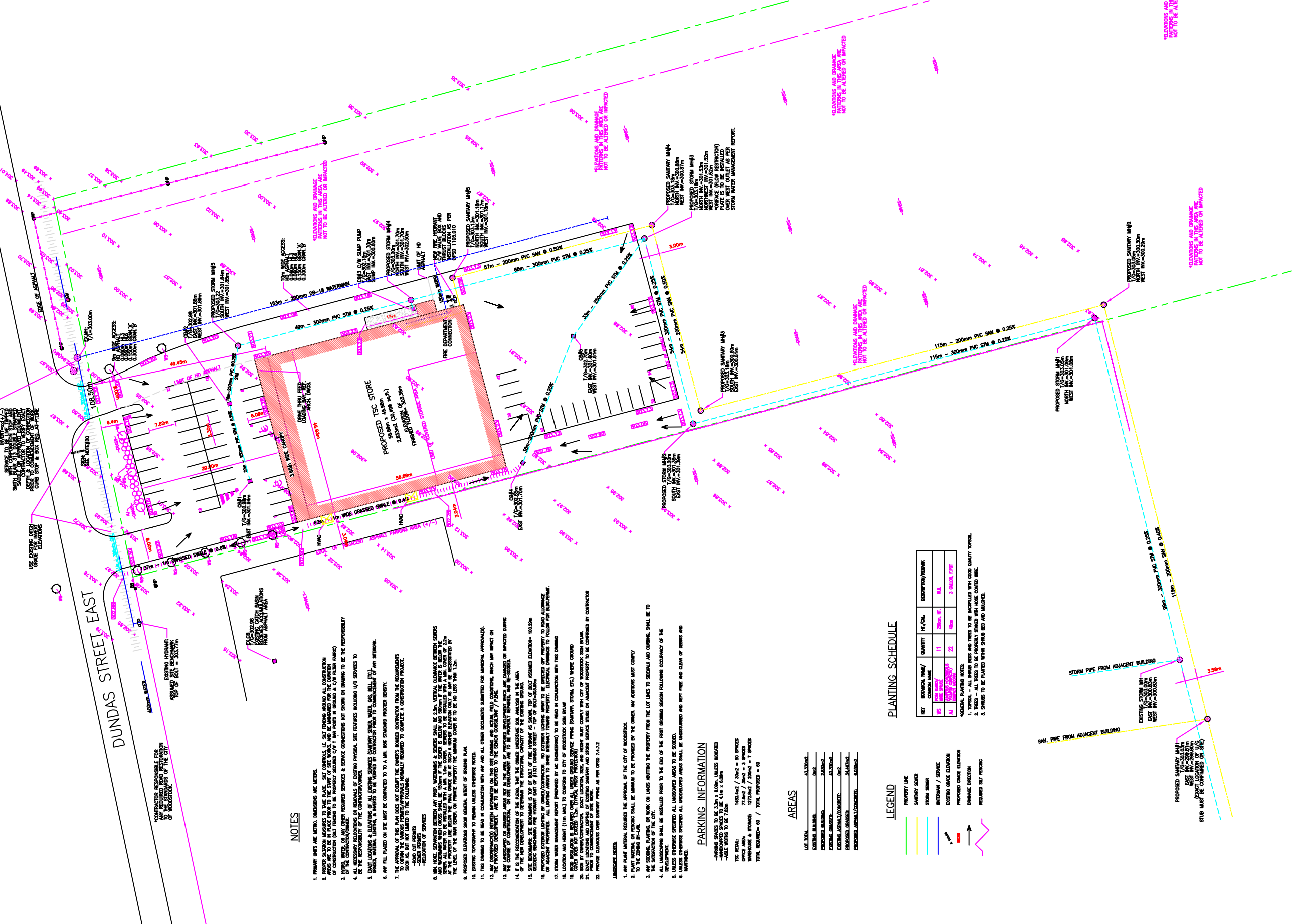


M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N5Y 5B3
Tel: 519-428-6790 Fax: 519-428-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME
SITE INFORMATION PLAN
HVM HOLDINGS INC.
DUNDAS STREET EAST,
WOODSTOCK, ONTARIO

SHEET TITLE
SITE INFORMATION PLAN

SCALE	1:500	PROJECT NO.	2634
DRAWN BY	R MORRISON	DWG. NO.	A1
CHECKED BY	M.E.M.	REV. NO.	4
DATE	MAY/05		
FILE NAME	2634A1		



- NOTES**
1. PRIMARY LOTS ARE METRIC DIMENSIONS ARE METERS.
 2. PROPERTY LINES ARE METRIC DIMENSIONS ARE METERS.
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- PARKING INFORMATION**
1. ANY PLANT MATERIAL REQUIRES THE APPROVAL OF THE CITY OF WOODSTOCK.
2. PLANT MATERIAL ON FINISHING SHALL BE MAINTAINED BY THE OWNER. ANY ADDITIONS MUST COMPLY TO THE ZONING BY-LAW.
3. ANY SOILING, PLANTING OR WORK ON LANDS ADJACENT TO THE PROPERTY FROM THE LOT LINES TO SIDEWALKS AND CURBS, SHALL BE TO THE ZONING BY-LAW.
4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.
5. ALL TREES TO BE REMOVED SHALL BE REPLACED WITH HOSE CHAINED TREES.
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AREAS

LOT TOTAL	1.0000
EXISTING BUILDING	0.0000
PROPOSED BUILDING	0.0000
EXISTING DRIVE	0.0000
PROPOSED DRIVE	0.0000
EXISTING PARKING	0.0000
PROPOSED PARKING	0.0000
EXISTING LANDSCAPE	0.0000
PROPOSED LANDSCAPE	0.0000
EXISTING UTILITIES	0.0000
PROPOSED UTILITIES	0.0000
EXISTING FENCES	0.0000
PROPOSED FENCES	0.0000
EXISTING ROADS	0.0000
PROPOSED ROADS	0.0000
EXISTING UTILITIES	0.0000
PROPOSED UTILITIES	0.0000
EXISTING FENCES	0.0000
PROPOSED FENCES	0.0000
EXISTING ROADS	0.0000
PROPOSED ROADS	0.0000

PLANTING SCHEDULE

KEY	SYMBOL	QUANTITY	DESCRIPTION
1	[Symbol]	11	20cm x 20cm x 1.5m
2	[Symbol]	22	20cm x 20cm x 1.5m
3	[Symbol]	44	20cm x 20cm x 1.5m

GENERAL PLANTING NOTES:

1. TREES - ALL TREES TO BE PLANTED WITHIN SHOWN BED AND BOUNDARY.
2. TREES - ALL TREES TO BE PLANTED WITHIN SHOWN BED AND BOUNDARY.
3. TREES - ALL TREES TO BE PLANTED WITHIN SHOWN BED AND BOUNDARY.

LEGEND

PROPERTY LINE	[Symbol]
STORM SEWER	[Symbol]
WATERMAIN / SERVICE	[Symbol]
EXISTING DRIVE ELEVATION	[Symbol]
PROPOSED DRIVE ELEVATION	[Symbol]
DRAINAGE DIRECTION	[Symbol]
REQUIRED SET BACKS	[Symbol]