

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Zone Change Application

ZN8-26-11 – City of Woodstock

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from ‘Special General Industrial (M3-1)’ to ‘Special General Industrial Zone (M3-51)’ to facilitate the use of the subject lands for an industrial use with a reduced lot depth.
- Planning staff are recommending that the application be supported as the proposal is consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting traditional industrial uses.

DISCUSSION

BACKGROUND

OWNERS: City of Woodstock
500 Dundas Street, Woodstock ON N4S 0A7

APPLICANT: Viewcon Construction (2019) Ltd.
95 Young Street, Woodstock ON N4S 3L6

AGENT: Brantwood Services Ltd.
1-408 Dundas Street, Woodstock ON N4S 1B9

LOCATION:

The subject lands are described as Part Block 3, Plan 41M-206, and Part 1 of Reference Plan 41R-11008, in the City of Woodstock. The lands are located on the west side of Universal Road between Parkinson Road and Commerce Way and have no municipal address, 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 (M3-1)'

Proposed Zoning: 'Special General Industrial Zone (M3-51)'

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Development Zone (D)' to 'Special General Industrial Zone (M3-39)' to provide a consistent zoning over the entire subject lands. The County of Oxford has entered into an agreement to conditionally sell the lands to the abutting landowner to the south and the proposed zone change is a condition of sale. Although owned by the County, the subject lands have historically been used (farmed) by the adjacent property; at this time, no new development is proposed.

The subject lands are approximately 1,862 m² (0.46 ac) and are currently vacant. The subject lands are generally surrounded by industrial use with public works infrastructure (pumping station) immediately to the north.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject lands 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 area to be rezoned 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(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

OFFICIAL PLAN

The subject lands are located within the 'Traditional Industrial' designation according to the City of Woodstock Land Use Plan, as contained in the Official Plan. Traditional Industrial lands are planned for a full range of industrial type activity including light, medium and heavy industrial uses. Permitted uses include 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.

ZONING BY-LAW

The subject lands are zoned 'Special General Industrial (M3-1)' within the City of Woodstock's Zoning By-law. The M3-1 Zone permits almost three dozen industrial uses, as well as two specifically defined uses identified as "agricultural service industry" and "custom workshop". The site-specific zone also establishes its own zone provisions table.

The applicant proposes to rezone the lands to 'Special General Industrial (M3-51)' to establish a minimum lot depth of 33 m (108.3 ft) while maintaining the existing provisions of the M3-1 Zone. The M3-1 Zone requires a minimum lot depth of 60 m (196.8 ft), while the M3 Zone requires a minimum lot depth of 30 m (98.4 ft). The requested 33 m minimum lot depth reflects the existing lot depth of the subject lands.

AGENCY COMMENTS

The City of Woodstock Engineering Department – Building and Engineering Division, City of Woodstock Economic Development Department, Oxford County Public Works and Upper Thames River Conservation Authority provided comments that they have no objections or other comments on the application.

PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on May 15, 2026, and notice of public meeting was issued on June 22, 2026. At the time of writing this report, no comments have been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject lands from 'Special General Industrial Zone (M3-1)' to 'Special General Industrial Zone (M3-51)' to include the special provisions provided in the M3-1 Zone, with the exception of an amended minimum lot depth of 33 m to reflect the existing lot shape.

Minimum lot depth provisions are intended to ensure that sufficient space is provided for an adequate building envelope. The M3-1 Zone establishes deeper than typical lot depth provisions at 60 m; in comparison, the M3 Zone establishes a minimum lot depth provision of 30 m. Further, by comparison, the M3-1 Zone requires a minimum lot frontage of 45 m (147.6 ft) and the M3 Zone requires a minimum frontage of 20 m (65.6 ft); the subject lands are providing approximately 52 m (171 ft) of frontage. Based on the increased frontage, and continued conformity with the minimum M3 Zone provisions, staff are satisfied that the reduced lot depth will have no negative impact on the subject lands or surrounding land uses. The applicant has provided a concept sketch showing how the site can be developed with the reduced lot depth.

Planning staff are satisfied that the proposal maintains the intent and purpose of the Official Plan. The subject lands are designated Traditional Industrial and the proposed zone change is not anticipated to have a negative impact on the subject lands or adjacent properties. The proposed zone change will provide additional opportunities for industrial development within an industrially designated area, in close proximity to major transportation routes.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent and purpose of the Official Plan respecting development within the Traditional Industrial designation and can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for zone change, submitted by the City of Woodstock for lands described as Part Block 3, Plan 41M-206, Parts 1, Plan 41R-11008 in the City of Woodstock, to rezone the subject lands from ‘Special General Industrial (M3-1)’ to ‘Special General Industrial Zone (M3-51)’ to facilitate industrial development with a minimum lot depth of 33 m.

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.: ZN8-26-11: City of Woodstock (Viewcon Construction (2019) Ltd)

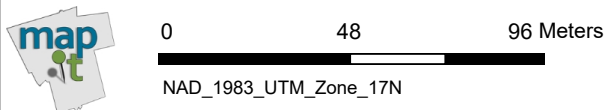
Block 2, Plan 41M206, except Parts 1 and 2, Plan 41R-8875 and Part 1, Plan 41R-10365
subject to an easement as in EO10203, 376 Universal Road, City of Woodstock



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



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 48 96 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

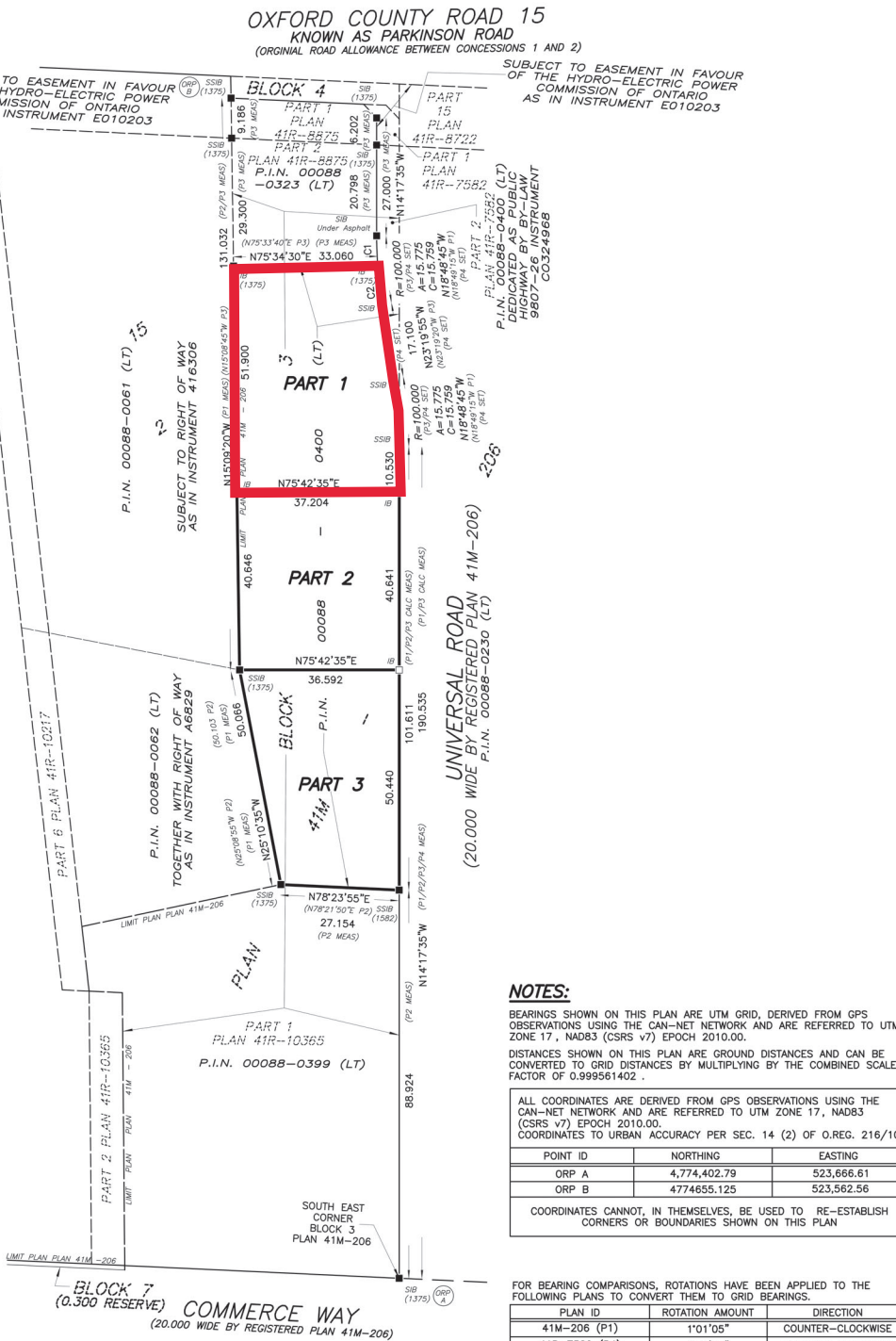
May 11, 2026

Plate 3: Applicant's Sketch
 File No.: ZN8-26-11: City of Woodstock
 (Viewcon Construction (2019) Ltd)
 Block 2, Plan 41M206, except Parts 1 and 2,
 Plan 41R-8875 and Part 1, Plan 41R-10365
 subject to an easement as in EO10203, 376
 Universal Road, City of Woodstock

CURVE SCHEDULE				
ID	BEARING	CHORD	ARC	RADIUS
C1	N16°15'35"W	6.868	6.869	100.000
C2	N20°46'45"W	8.904	8.907	100.000

LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES SHORT STANDARD IRON BAR
OU	DENOTES ORIGIN UNKNOWN
MEAS	DENOTES MEASURED
ORP	DENOTES OBSERVED REFERENCE POINT
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(LT)	DENOTES LAND TITLES
MTE	DENOTES MTE OLS LTD.
1582	DENOTES KIM HUSTED, O.L.S.
1375	DENOTES R.J. BENEDICT O.L.S.
RP	DENOTES REGISTERED PLAN
P1	DENOTES PLAN 41M-206
P2	DENOTES PLAN 41R-10365
P3	DENOTES PLAN 41R-8875
P4	DENOTES PLAN 41R-7582



PLAN 41R-11008
 Received and deposited
 May 19th, 2026
 Latesha Tynes
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Oxford (No.41)

SCHEDULE				
PART	BLOCK	PLAN	P.I.N.	AREA
1				1862.6m ²
2	PART OF 3	41M-206	PART OF 00088-0400 (LT)	1499.7m ²
3				1583.9m ²

PARTS 1, 2 AND 3 COMPRISES PART OF P.I.N. 00088-0400 (LT).

PLAN OF SURVEY
 OF PART OF
BLOCK 3
PLAN 41M-206
 IN THE
CITY OF WOODSTOCK
COUNTY OF OXFORD
 SCALE 1:750
 0 3 6 9 12 15 30 45 METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 609 mm IN WIDTH BY
 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750 .
MTE OLS LTD.
 ONTARIO LAND SURVEYORS

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:
 BEARINGS SHOWN ON THIS PLAN ARE UTM GRID, DERIVED FROM GPS
 OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM
 ZONE 17 , NAD83 (CSRS v7) EPOCH 2010.00.
 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
 CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE
 FACTOR OF 0.999561402 .

ALL COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE
 CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 , NAD83
 (CSRS v7) EPOCH 2010.00.
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4,774,402.79	523,666.61
ORP B	4,774,655.125	523,562.56

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
 CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

FOR BEARING COMPARISONS, ROTATIONS HAVE BEEN APPLIED TO THE
 FOLLOWING PLANS TO CONVERT THEM TO GRID BEARINGS.

PLAN ID	ROTATION AMOUNT	DIRECTION
41M-206 (P1)	1°01'05"	COUNTER-CLOCKWISE
41R-7582 (P4)	1°01'05"	COUNTER-CLOCKWISE

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
 SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE
 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF MARCH, 2026.

May 15, 2026
 DATE
 TREVOR D.A. McNEIL
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER:
 V-122582

MTE MTE ONTARIO LAND SURVEYORS LTD.
 365 HOME STREET
 STRATFORD, ONTARIO, N5A 2A5
 TEL: (519) 271-7952

OID: C. PERKS Check T. McNEIL O.L.S. Page: 18024 (4570020)
 File: P:\P\66525_001\CAD\66525_001-RI-DWG
 66525_001-RI