

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent B26-24-8 – Quantum Enterprises Incorporated

REPORT HIGHLIGHTS

- This application for consent proposes to convey a parcel of vacant land from one Highway Commercial zoned property to an adjoining Highway Commercial zoned property to the west to increase the size of the benefiting lands. The lands to be severed and enlarged currently contain a car dealership and auto-related uses.
- It is proposed that approximately 3,540 m² (0.9 ac) of land will be conveyed from the subject lands to the adjoining property, resulting in a total enlarged parcel area of 9,498.8 m² (2.3 ac).
- Planning staff recommend approval of the application as it is generally consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting service commercial uses.

DISCUSSION

Background

OWNER/APPLICANT: Quantum Enterprises Incorporated
411 North Service Road, Burlington ON L7P 0A3

AGENT: Mark Giavedoni
1 Main Street West, Hamilton, ON L8P 4Z5

LOCATION:

The subject lands are legally described as Lot 16, Plan 573, Part 6, 41R-10640; Part of Lot 23, Parts 1 and 2, 41R-10640 in the City of Woodstock. The lands front on the south side of Dundas Street, between Beards Lane and Oxford Road 4 and are known municipally as 1268 Dundas Street.

OFFICIAL PLAN:

Schedule "W-1"

City of Woodstock Land Use Plan

Service Commercial

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Highway Commercial (C4) (Lands to be enlarged)
Special Highway Commercial (C4-56) (Lands to be severed and retained)

SERVICES: Lots to be Severed, Retained and Enlarged – municipal water and sanitary

ROAD ACCESS: Paved, County Road (Dundas Street)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	3,540 m ² (0.9 ac)	2,381 m ² (0.6 ac)	5,958.8 m ² (1.5 ac)
Frontage	nil	19.8 m (65 ft)	60 m (197 ft)
Depth	59.4 m (194.9 ft)	120 m (393.7 ft)	120 m (393.7 ft)

The purpose of the application is to sever lands and add them to an existing lot with frontage on Dundas Street. The parcels of land to be severed and retained are vacant. The parcel to be severed is partially behind the proposed benefitting lands and partially behind two other parcels on Dundas Street. Once consolidated with the adjacent property, the resulting commercial lot will be approximately 9,498.8 m² (2.3 ac) in area.

Surrounding land uses are generally Highway Commercial uses along Dundas Street, with industrial uses in close proximity generally set behind the commercial uses along Dundas Street.

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 (2025), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the parcel to be conveyed and lot to be retained.

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.

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

- 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;

- 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 2.3.1 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

Service Commercial areas are intended to provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area or within Shopping Areas because of their site area, access or exposure requirements or due to incompatibility or land use conflicts with residential development. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide ranging market area.

New uses permitted within the Service Commercial designation generally include commercial recreational establishments, automotive service stations, gas bars, car wash facilities, retail sales of automobile supplies, hotels, motels, automotive services, automotive dealerships, sale of seasonal produce, nurseries and garden centres, animal hospitals and boarding kennels, assembly halls and private clubs, personal and business services, convenience commercial uses, recreation and entertainment uses, restaurants and fast food outlets.

Development in the Service Commercial designation will generally be subject to site plan control to address matters such as landscaping, open storage, lighting, setbacks, access, buffering and drainage.

Zoning By-law

The lands to be enlarged are currently zoned 'Highway Commercial Zone (C4)' in the City's Zoning By-law. The 'C4' zone permits a variety of service commercial uses including an automobile service station, eating establishment, convenience store, laundry shop, parking lot, public garage and a motor vehicle washing establishment. The lands to be severed are currently zoned 'Special Highway Commercial Zone (C4-56)' in the City's Zoning By-law. In addition to the uses in the C4 Zone, the C4-56 Zone permits a health club, a rental establishment, and a paper products and associated party supply store; the zone also recognizes a reduced frontage of 19.5 m for the subject lands.

Based on the site plan provided by the applicant, it would appear that the relevant provisions of the 'C4' and 'C4-56' zones will be maintained for the proposed severed and enlarged lands. A zone change will be required as a condition of consent to provide a consistent zone over the lot to be enlarged, recognizing that when merged, the benefitting and severed lands will contain both the C4 and C4-56 Zones.

Agency Comments

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

1. If approved, a condition of severance shall be that the owner 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 Clerk of the City of Woodstock shall advise the Secretary-Treasurer of the Land Division Committee when all requirements of the City have been satisfied.

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

- The retained lot is zoned C4-56 and conforms to the zone provisions
- The severed parcel is zoned C4-56 and is being added to the C4 zone to the west
- A demotion permit was issued and completed in 2015 for the retained lot, the owner is to ensure the Well on site has been removed/filled in.

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

- The enlarged lands be appropriately zoned
- 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 redirected 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 draft R-Plan prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
- The Owner shall enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.

Public Consultation

Public notice regarding the application was provided to surrounding property owners in accordance with the Planning Act. As of the date of this report, no concerns or objections have been received regarding the subject application.

Planning Analysis

The application for consent proposes a commercial lot addition which will allow the owner of the lands to be enlarged to assemble lands to be more functional with respect to the required lot size for the types of uses that are contemplated in the Service Commercial designation. Access to the lands will continue to be from Dundas Street.

There are no specific policies contained in the PPS or the Official Plan that address consent applications for boundary adjustments within settlement areas and it is the opinion of staff that the application does not impact matters of Provincial interest. The proposed boundary adjustment

Land Division Committee: September 3, 2026

will facilitate commercial uses of the severed lands, which are currently vacant and underutilized on an existing commercial property. The existing property, prior to receiving the boundary adjusted lands, are 5,958.8 m² (1.5 ac) and will become approximately ,498.8 m² (2.3 ac) in area if approved. Many of the permitted uses within the C4 Zone are oriented toward requiring a larger lot size, and the surrounding C4 uses are on larger lots and include land-intensive uses like many car dealerships.

As a condition of consent, the City's Building Department, which Planning staff support, require the property to be appropriately zoned. As a condition of consent, Planning staff recommend that the applicant make a zone change application to provide a consistent C4 Zone over the entirety of the lot to be enlarged when merged.

It is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the general intent and purpose of the County Official Plan.

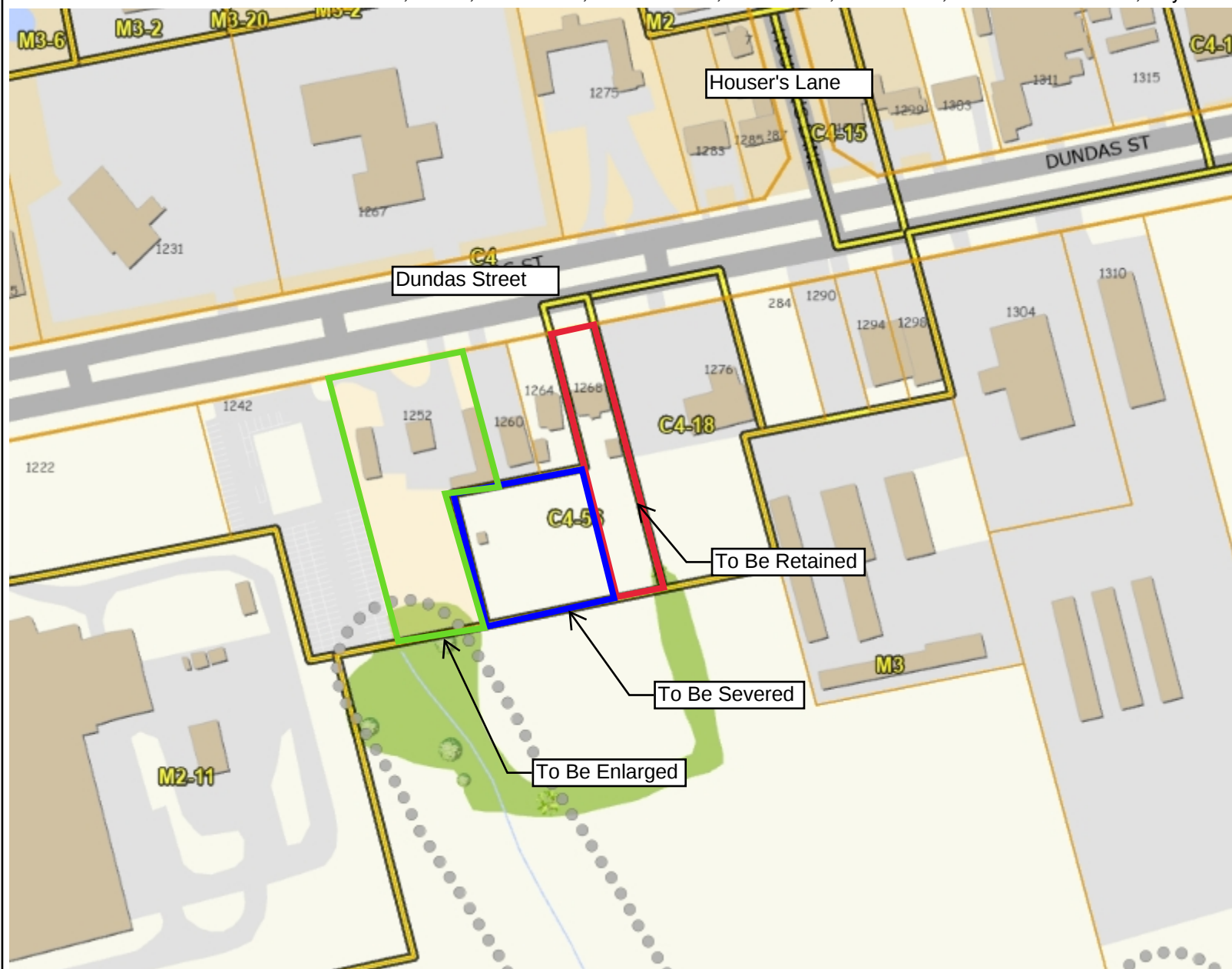
RECOMMENDATIONS

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the County Official Plan, and the lands will be appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. The parcel intended to be severed be conveyed to the abutting landowner to the west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.**
- 2. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.**
- 3. 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.**
- 4. The Owner shall enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.**
- 5. The subject lands shall be appropriately zoned to the satisfaction of Oxford County.**
- 6. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City regarding the installation of services and drainage facilities.**
- 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:	<i>Original Signed By</i>	Justin Miller Development Planner
Approved for submission:	<i>Original Signed By</i>	Eric Gilbert, RPP, MCIP 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



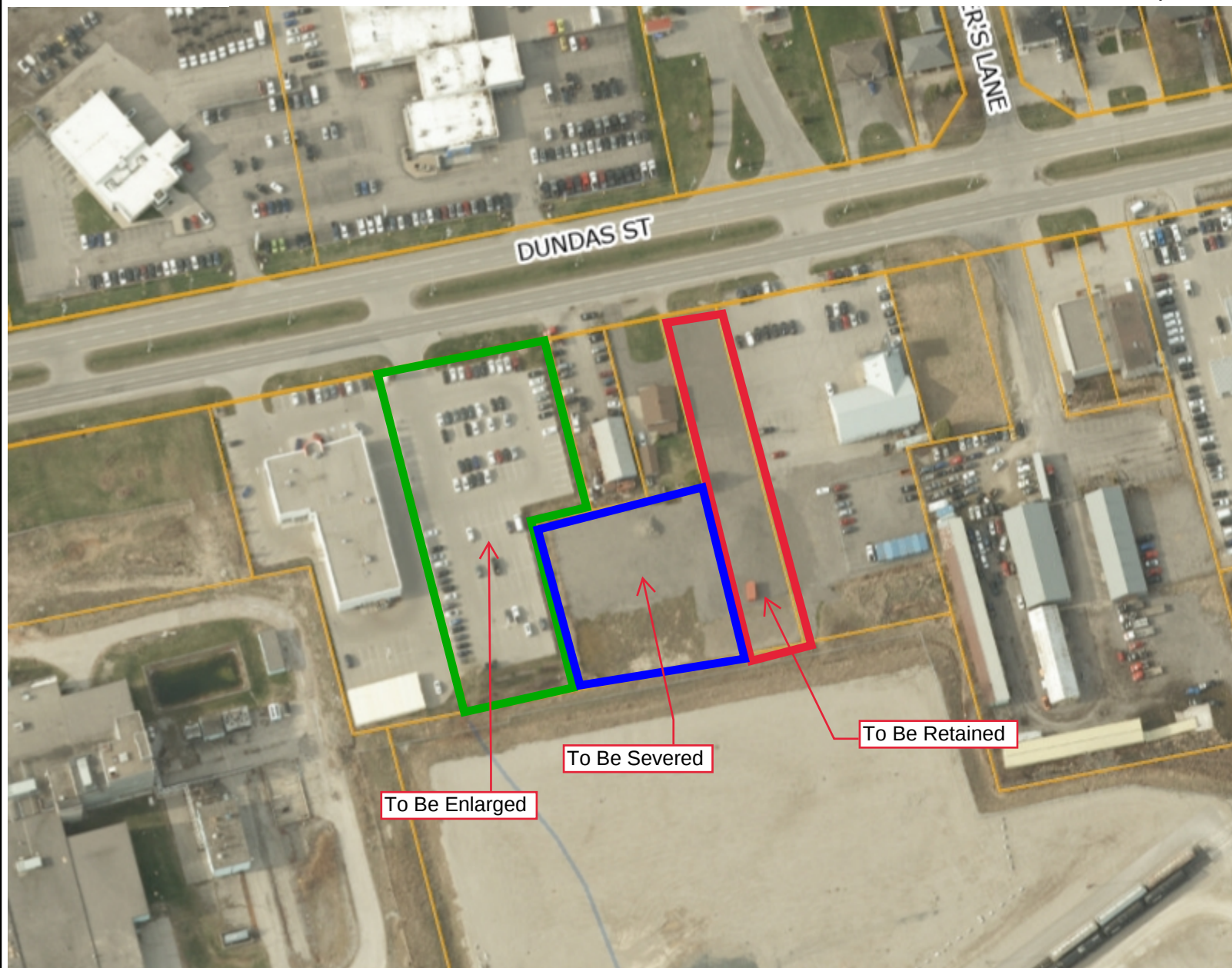
0 65 130 Meters

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 29, 2026



Legend

Parcel Lines

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

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

July 24, 2026

Plate 3: Applicant's Sketch

File No.: B26-24-8: Quantum Enterprises Incorporated

Lot 16 Plan 573, Part 6, 41R-10640; Part of Lot 23, Parts 1 & 2, 41R-10640, 1268 Dundas Street, City of Woodstock

BEARING NOTE:

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99565403.

POINT ID	NORTHING	EASTING
7402	4775907.75	522943.96
7426	4775590.82	523362.31

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

METRIC

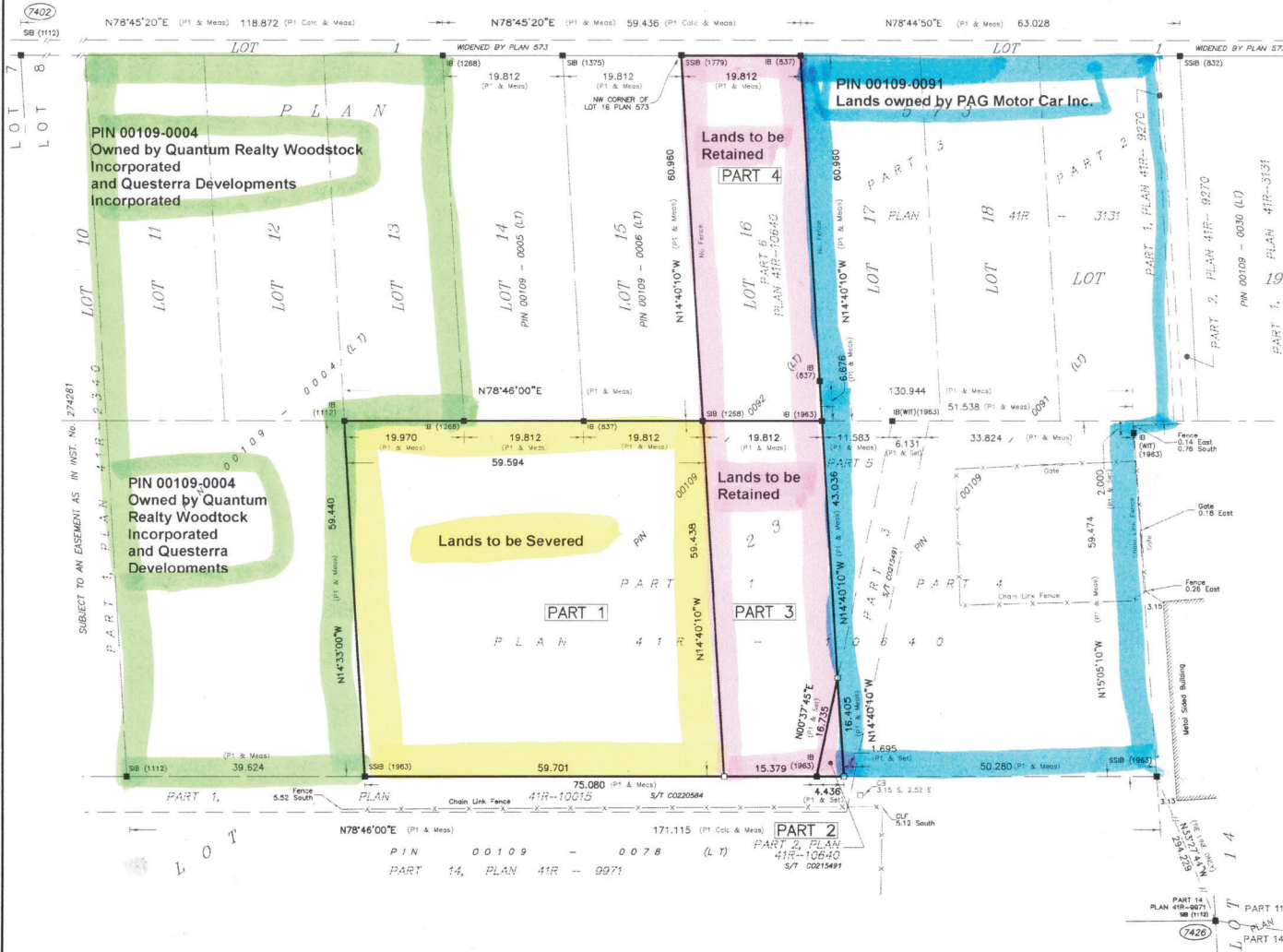
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808.

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
P - PLANTED
F - FOUND
CC - CUT CROSS
CP - CONCRETE PIN
WT - WITNESS
S - SET
MEAS - MEASURED
OU - ORIGIN UNKNOWN
-X- - FENCE
CB - CATCH BASIN
CLF - CHAIN LINK FENCE
P1 - PLAN 41R-10640
S/T - SUBJECT TO EASEMENT AS IN INSTRUMENT
837 - W.A. BAKER OLS
1268 - T.H. BROOKS OLS
1963 - BROOKS LISE SURVEYING LTD.



DUNDAS STREET
(AKA OXFORD COUNTY ROAD No. 2)
PIN 00110 - 0312 (LT)
(FORMERLY THE KING'S HIGHWAY No. 2)
AS WIDENED BY HIGHWAY PLAN 402 (P-2081-1)
BYLAW 4385-99, INST. No. B3620, BYLAW 3879, INST. No. 64300



PARTS SCHEDULE

PART	LOT	PLAN	PIN	AREA IN SQUARE METERS
1				3540
2	PART OF 23	573	00109 - 0092 (LT)	35.2
3				1139
4	16			1206

PARTS 1 TO 4 COMPRISE ALL OF PIN 00109-0092 (LT)
PART 2 IS SUBJECT TO AN EASEMENT AS IN C0215491

PLAN OF SURVEY
OF ALL OF
LOT 16
AND PART OF
LOT 23
PLAN 573
CITY OF WOODSTOCK
COUNTY OF OXFORD



ARIE J. LISE-ONTARIO LAND SURVEYOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE XX DAY OF XXX, 202X.

XXXX
DATE
ARIE J. LISE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AQLS PLAN SUBMISSION FORM NUMBER V-59382.

BROOKS LISE SURVEYING LTD ONTARIO LAND SURVEYORS UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK ON N4S 6P1 TEL. 519-539-8089 arie.brookslise@outlook.com			L11095 -00-00
DRAWING: DRG	CHECKING: AJL	CREW CHIEF: JS	