

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Zone Change and Consent ZN8-26-14 and B26-07-8 (Timothy Ede)

REPORT HIGHLIGHTS

- The application for zone change propose to rezone the subject lands to Special Restricted Industrial (M2-sp) and Special Future Development Zone (FD-sp) to facilitate the development of a contractor's yard or shop with reduced setbacks from an Environmental Protection Zone, front yard, rear yard and side yard.
- The application for severance proposes to create a new lot for a contractor's yard or shop within lands designated Traditional Industrial. The retained lot is to be zoned FD-sp, and the severed lot is to be zoned M2-sp. The proposed severed lands are vacant, and the proposed retained lands contain a single-detached dwelling.
- Planning staff are recommending that the applications 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 designations.

DISCUSSION

BACKGROUND

OWNER: Timothy Ede
715101 Oxford County Road 4, Woodstock ON N4S 7V9

LOCATION:

The subject lands are described as Part Lot 13, Concession 1 (formerly Blandford) in the City of Woodstock. The lands are located on the west side of Oxford Road 4 between Devonshire Avenue and Dundas Street and are municipally known as 715093 Oxford Road 4.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"	City of Woodstock Land Use Plan	'Traditional Industrial'
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: 'Future Development Zone (FD)'

Proposed: 'Special Restricted Industrial Zone (M2-sp)' and
'Special Future Development Zone (FD-sp)'

PROPOSAL:

Applications have been received for consent and zone change to amend the City's Zoning By-law to facilitate the development of a contractor's yard and shop. The subject lands currently contain a single-detached dwelling and a contractor's yard.

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	1,199 m ² (12,905 ft ²)	3,118 m ² (33,562 ft ²)
Frontage	36.4 m (119 ft)	93 m (305 ft)
Depth	33 m (108 ft)	33 m (108 ft)

The proposed severance intends to sever lands for a contractor's yard from the existing dwelling on the subject lands. Of note, the lands were previously two lots but have since merged, and the application for severance proposes to create a slightly larger lot for the contractor's yard and shop than existed previously. The severance application proposes to create a lot with a frontage of 36.4 m (119 ft), average depth of 33 m (118 ft) and area of 1,199 m² (12,905 ft²); and retain a lot with a frontage of 93 m (305 ft), average depth of 33 m (108 ft) and area of 3,118 m² (33,563 ft²).

The zone change application proposes to rezone the lands to be severed from Future Development Zone (FD) to Special Restricted Industrial Zone (M2-sp) to facilitate the proposed development on the subject lands. Special provisions are requested for front yard, rear yard and side yard setbacks as well as distances from Environmental Protection Zones on the adjacent property to the south and west. If the severance is approved, the retained lands will be required to be rezoned to Special Future Development Zone (FD-sp) to address minimum frontage and lot area definitions in those zone provisions.

In support of the application, the applicant has provided an Environmental Impact Study that was subsequently peer-reviewed and revised in accordance with the comments of the peer-reviewer. Mitigation measures including a proposed restoration plan will be implemented through the site plan control process, subject to approval of these applications.

The subject lands are located on the west side of Oxford Road 4 and have an approximate area of 4,317 m² (1.97 ac) and contain a single-detached dwelling. Surrounding land uses are generally industrial, with an environmental area to the west and south bordering the property.

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject property and surrounding area.

Plate 3, Applicant's Sketch, provides a site plan, 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 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining 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 to 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 approved or registered plans.

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 designated 'Traditional Industrial' in the City of Woodstock Land Use Plan. Areas designated Traditional Industrial are planned for a full range of industrial type activities 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.

The subject lands are also within the East Woodstock Secondary Plan area. This secondary plan area permits traditional industrial uses and municipal recreation facilities. The policies of the secondary plan area also establish criteria for setbacks, parking locations, lighting, screening, stormwater management and EIS requirements. City Council shall be satisfied that:

- buildings will be sufficiently setback from the streetline to ensure that substantial landscaping in the form of berming and/or vegetative screening can be incorporated into yards and parking areas directly adjacent to the streetline;
- parking between the building and streetline will generally be limited to that necessary to adequately serve customers. Employee parking, loading bays and service areas will be located in a yard that does not abut a street, to the extent that this is feasible. The visual appearance of parking lots, loading bays and service areas which are visible from the street and pedestrian systems will be enhanced using a variety of methods such as

fencing, vegetation and berms to provide visual relief and to screen the use from adjacent uses;

- the provision of adequate parking facilities for bicycles;
- light spill-over or glare from any lighting source, including illuminated signs, on to adjacent uses is minimized by such means as directed lighting;
- where development included commercial uses which serve employees of the adjacent industrial area and the general public in the immediate area, clearly demarcated pedestrian facilities will be incorporated into the site design to provide access to such uses from adjacent areas;
- the needs of persons with disabilities or special needs are adequately addressed;
- any outdoor mechanical equipment and facilities, such as garbage containers, will be adequately screened from view from public streets;
- on-site management of stormwater will be satisfactory, in accordance with the interim stormwater management policies contained in Section 3.2; and
- direct access to abutting arterial roads will be restricted.

Further, development adjacent to a Provincially Significant Wetland shall be in accordance with the policy contained in Section 3.2.4.2.1 – Significant Wetlands and Section 3.2.6 – Environmental Impact Studies. Where an Environmental Impact Study or other appropriate study is required, such study shall be prepared in consultation with the Conservation Authority having jurisdiction and shall be approved by County Council and/or City Council.

ZONING BY-LAW

The subject lands are currently zoned 'Future Development Zone (FD)'. The applicant proposes to rezone the portion of the subject lands to be severed to 'Special Restricted Industrial Zone (M2-sp)'. The FD Zone permits an existing single-detached dwelling and a home occupation in a permitted dwelling house. The M2 Zone permits 27 lighter industrial uses including some accessory sales and office uses.

The applicant has requested special provisions for the lands to be severed to reduce the minimum required front, rear and side yards; the applicant is also required to reduce the minimum distance from an 'Environmental Protection 1 Zone (EP1)'. The intent of the requested reductions is to facilitate the construction of a shop for the proposed contractor's yard and shop.

As a condition of consent (which must also be approved by Oxford County's Land Division Committee), the subject lands must be appropriately zoned as proposed in this report (ZN8-26-14). If this severance is approved (B26-07-8), the proposed severed lands appear to conform to the relevant zone provisions of the M2 Zone except for those provisions described above regarding the establishment of a structure on the lands to be severed and are to be addressed through this zone change application. If this severance is approved, the proposed retained lands will not comply with the zone provisions of the FD Zone; the FD Zone requires that minimum lot area and lot frontage be "existing as of the date of the passage of this By-law".

AGENCY COMMENTS

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

- The retained lot is zoned FD, a dwelling is on the subject property. FD permits an existing single detached dwelling with or without a home occupation, a farm or a seasonal produce outlet.
- The severed lot is zoned FD and proposing an M2-special
- Both the retained lot and severed lot are within the UTRCA reg limits and also are adjacent to the EP1 zone.
- The EP1 zone, restricts development, stockpiling and site alterations within 120m.
- An Environmental Impact Study (EIS) is required and to be approved prior to any development
- Site plan approval will be required for the development on the severed lot.
- Relief is required for:
 - Front yard depth from 22m to 19m;
 - Rear yard depth from 7.5m to 1.25m;
 - Interior side yard width from 3.0m to 1.25m;
 - Landscape open space of 10% to undetermined as not noted on requested relief
 - Relief may be required from setback from centerline of Oxford Road 4 of 32m as this distance has not been provided
- A real survey has not been submitted with the application, so the requested relief cannot be verified and is subject to any information detailed on a real property report prepared by an OLS with respect to lot areas, lot coverages, lot dimensions and building setbacks.

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 submit a recent survey prepared by an OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
- The Owner 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.
- If approved, a condition of severance shall be that the owner shall obtain a letter provided by the Clerk or designate of the City advising the Secretary-Treasurer of the LDC that all requirements of the City have been complied with.
- The Owner shall remove all existing structures located on the severed parcel to the satisfaction of the City of Woodstock.

The City of Woodstock Engineering Department (Development Division) indicated that grading and SWM will be reviewed during the site plan control process.

The Oxford County Public Works Department provided the following comments regarding the severance application:

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. As per the Guidelines for Entrances to the County Road System, only once entrance per property is permitted. Therefore, the north entrance on the proposed retained property will need to be removed. In addition, all the landscaping located with the County right-of-

way must also need to be removed and the ditch restored to the satisfaction of Oxford County Public Works.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on July 17, 2026, and notice of public meeting was issued on August 31, 2026. At the time of the writing of this report no comments were received from the public.

Planning Analysis

Applications for consent and zone change have been received to facilitate the development of a contractor's yard and shop. As part of a complete application, the applicant has provided an environmental impact study that was subsequently peer-reviewed in support of the application to address potential impacts to natural heritage features to the west and south of the subject property.

An EIS was prepared by R.J. Burnside and submitted with the application for zone change. The EIS was subsequently peer-reviewed by North-South Environmental Inc. (NSE) who agreed that the development could proceed, including the new building location proposed for the contractor's yard, subject a Restoration Plan which includes a silt fence and permanent chain link fence to prevent encroachment on sensitive lands to the west and south of the proposed contractor's yard and shop. The required restoration plan elements can be implemented through the site plan control process.

The application for consent, which proposes the creation of a new industrial lot within the City of Woodstock, has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the Official Plan. In the opinion of Planning staff, the proposal is consistent with the PPS as the proposed consent will efficiently facilitate industrial development on a parcel that will be served by full municipal services and is in close proximity to major transportation networks, including Highway 401.

The proposed development of the proposed severed lands will provide an opportunity for new industrial development on lands that are presently designated for industrial purposes in the County Official Plan. The applicant has demonstrated through a concept plan that the lands to be severed are sufficient to support the proposed industrial use, and the lands to be retained will remain zoned Future Development. Due to environmental constraints associated with the surrounding natural heritage features and EP1 Zone, and lot size constraints, it is unlikely that the lands to be retained will be developed for industrial uses in the near future.

Regarding the proposed zone change application, planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of underutilized land and existing and planned municipal services within a fully serviced settlement area.

The subject lands are designated for industrial uses and the proposal for a contractor's yard and shop conforms to those policies and staff are satisfied that the proposed use is permitted within the Traditional Industrial designation and the proposed M2-sp zoning will facilitate appropriate development on the subject lands.

The subject lands are also located within the East Woodstock Secondary Plan area. Staff are satisfied that the proposed use complies with the policies of the East Woodstock Secondary Plan. Many of the additional criteria within the secondary plan are design criteria that can be implemented through the site plan control process, and it appears that the proposal generally conforms to the secondary plan criteria. Given the limited lot depth, the proposed shop is set as far back from the streetline as possible, required parking, lighting and stormwater management can be determined through the site plan control process. Given the site location, limited development opportunity and proposed development type, staff are of the opinion that criteria regarding pedestrian facilities, access and bicycle parking do not require further implementation measures. In accordance with the EIS policies, an EIS was provided in support of the application, peer-reviewed and found adequate for the proposed development.

The applicant proposes to construct a building for the contractor's yard (12.2 m x 18.3 m) and due to the shallow lot depth (33 m) relief is required of the front and rear yard depths and interior side yard width. The applicant has requested a minimum front yard depth of 19 m (62.3 ft) where the Zoning By-law requires a minimum depth of 22 m (72.2 ft). Minimum front yard depths are intended to ensure that development is sufficiently setback to provide a safe distance between the right-of-way and development on the subject lands, to provide adequate space for vehicle movements and to provide consistency to the streetscape with adjacent developments. Staff have no concerns with the requested minimum front yard depth; the proposed shop will remain significantly setback from Oxford Road 4, sufficient space will be maintained for vehicular movements onto Oxford Road 4 and the only other structure in the vicinity is the existing single-detached dwelling which is located significantly closer to the right-of-way than the proposed structure (approximately 10 m closer)

The applicant has requested a minimum rear yard depth of 1.25 m (4.1 ft) where the Zoning By-law requires a minimum depth of 7.5 m (24.6 ft), and a minimum interior side yard width of 1.25 m (4.1 ft) where the Zoning Bylaw requires a minimum width of 3 m. (9.8 ft). Minimum rear yard depths and interior side yard widths for industrial properties are intended to ensure that sufficient space is provided to for access to buildings, fire routes, and to provide separation between adjacent industrial uses to avoid negative impacts. Staff have no concerns with the requested minimum rear yard depth or interior side yard width as abutting lands are zoned Environmental Protection Zone 1 (EP1) and no development is permitted in this zone. Further, the location of the proposed structure has been reviewed and supported in this location through the submitted EIS (subject to mitigation measures to be implemented through the site plan control process).

The applicant requires a nil setback from an EP1 Zone to facilitate the proposed development where the Zoning By-law requires a 120 m (393.7 ft) setback. Minimum distances from Environmental Protection Zones are established to ensure that adjacent developments do not negatively impact adjacent environmental features. In support of this application, the submitted and peer-reviewed EIS has determined that, subject to mitigation and restoration plans implemented through the site plan approval process, the proposal can move forward without any anticipated impact on the adjacent environmental features; therefore, staff have no objections to the proposed nil setback from the EP1 Zone.

The proposed 'FD-sp' that will apply to the lot to be retained will include provisions to recognize the resulting lot dimensions and area if the consent is approved. Planning staff consider this zone to be an appropriate zone as it will allow the dwelling to remain as is until such time as the lands are ultimately used for industrial purposes, as intended by the current Official Plan designation. Due to the size of the existing property, the abutting natural heritage features and the resulting lot configuration following the proposed consent, the continued interim use of the dwelling is not expected to impact any planned industrial uses in the vicinity of the subject lands.

This Office is of the opinion that the proposal to create one new building lot for industrial purposes is consistent with the policies of the PPS and generally maintains the intent and purpose of the Official Plan. As such, Planning staff are satisfied that the proposal can be supported from a planning perspective, subject to the recommended conditions.

Further, Planning staff are supportive of the submitted zone change application to rezone the lot to be severed from 'FD' to exclusively 'M2-sp' and the lot to be retained from 'FD' to 'FD-sp' and recommend that City Council approve-in-principle the application. When the required survey is received, if Oxford County Land Division Committee approves the application for consent, and when the necessary schedules are prepared, staff will bring the amending zoning by-law for formal passing at a future council meeting.

RECOMMENDATIONS

That the Council of the City of Woodstock approve-in-principle the Zone Change Application (File No. ZN 8-26-14) submitted by Timothy Ede for lands described as Part Lot 13, Concession 1 (formerly Blandford) in the City of Woodstock to rezone the proposed severed lands from 'Future Development Zone (FD)' to 'Special Restricted Industrial Zone (M2-sp)' to facilitate the development of a contractor's yard and shop;

And further, that the Council of the City of Woodstock advise the Oxford County Land Division Committee that it supports Consent Application B26-07-8 submitted by Timothy Ede for lands described as Part Lot 13, Concession 1 (formerly Blandford), in the City of Woodstock, subject to the following conditions:

1. The lot to be severed and retained shall be appropriately rezoned to the satisfaction of the City of Woodstock.
2. 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.
3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
4. If approved, a condition of severance shall be that the Owner 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 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.
6. 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 of Oxford Public Works Department.

7. The Owner shall obtain a letter provided by the Clerk or designate of the City of Woodstock advising the Secretary-Treasurer of the LDC 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, 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



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July 14, 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 33 65 Meters

NAD_1983_UTM_Zone_17N



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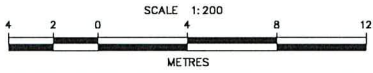
July 14, 2026

GEOGRAPHIC TOWNSHIP OF BLANDFORD
CITY OF WOODSTOCK
COUNTY OF OXFORD

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

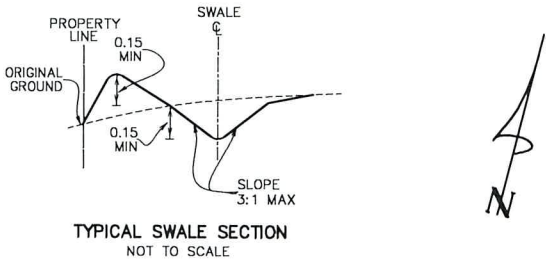
SKETCH FOR BUILDING PERMIT
715093 COUNTY ROAD 4



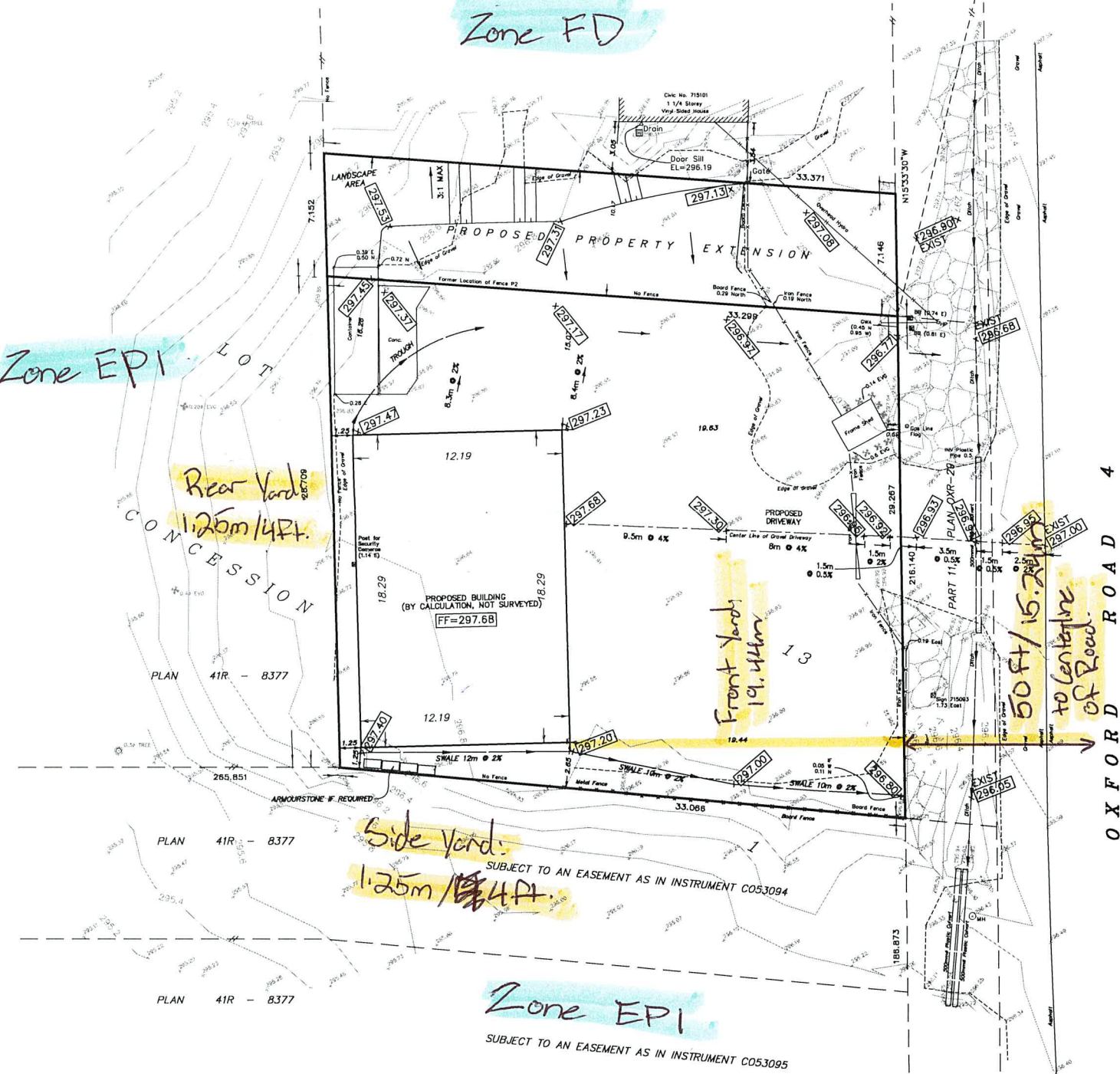
ARIE J. LISE - ONTARIO LAND SURVEYOR
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TOPO NOTES:

1. THIS SKETCH WAS PREPARED FOR TIMOTHY EDE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.
2. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
4. LOT DIMENSIONS ARE SHOWN ON CSRRP BY BROOKS LISE SURVEYING LTD. FILE L11037-00-01, DATED DEC 17, 2025.



- LEGEND**
- CC - CUT CROSS
 - N,S,E,W - NORTH, SOUTH, EAST, WEST
 - GWA - GUY WIRE ANCHOR
 - HP - HYDRO POLE
 - H- - OVERHEAD HYDRO LINE
 - BB - BELL BOX
 - IF - IRON FENCE
 - T/W - TOP OF FOUNDATION WALL
 - FF - FINISHED FLOOR
 - USF - UNDER SIDE OF FOOTING
 - 100.00 - PROPOSED GRADE
 - 100.00 - EXISTING GRADE



NOTE:
1) DOWNSPOUTS NOT TO BE DIRECTED TO SIDEYARDS.

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC
ELEVATIONS AND ARE DERIVED FROM REAL
TIME NETWORK GPS READINGS PROVIDED BY
CAN-NET GEOID MODEL HT_2.
BM#8002 CC
ELEVATION 300.06



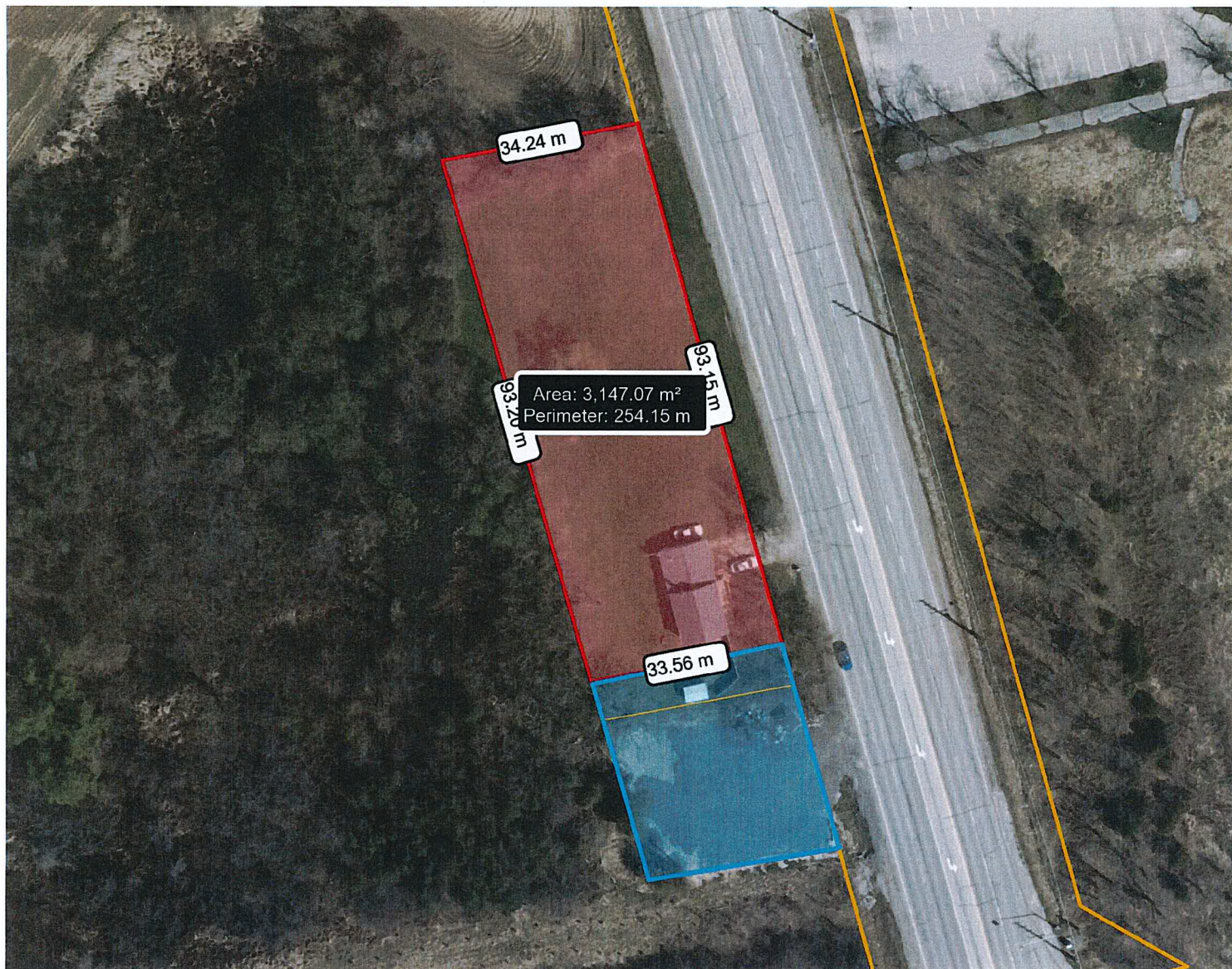
VALID WHEN DATED AND
SIGNED BY THE PROFESSIONAL
(THIS IS NOT AN ORIGINAL COPY
UNLESS EMBOSSED BY SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF SEPTEMBER, 2025.

BROOKS LISE SURVEYING LTD ONTARIO LAND SURVEYORS UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P1 TEL. 519-539-8089 EMAIL: brookamul@bellnet.ca			L11037 -00-04
DRAWING: DRG/EWC	CHECKING: AJL	CREW CHIEF: JS	

Sketch 1: Severed and Retained Lands



Legend

- Parcel Lines**
- Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - ROAD
 - Unit
 - Severed Lands
 - Retained Lands

Notes



0 25 51 Meters

NAD_1983_UTM_Zone_17N



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February 18, 2026

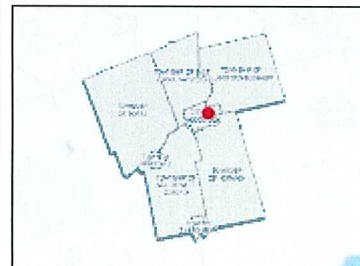
715093 Oxford Road 4 Surrounding Zones



Legend

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 102 203 Meters
NAD_1983_UTM_Zone_17N



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May 7, 2026