Report No: CP 2026-351
COMMUNITY PLANNING
Council Date: November 19, 2026
Item 9(a)

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Zone Change Application
ZN8-26-19 – Black and White Property Management and Marc Derpatie

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from 'Special General Industrial Zone (M3-1)' to 'Special General Industrial Zone (M3-53)' to facilitate the development of an online auction warehouse on the subject lands.
- 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 lands designated for Traditional Industrial uses.

DISCUSSION

BACKGROUND

OWNERS: Black and White Property Management and Marc Depatie
1149 Commerce Way, Woodstock ON N4V 1B2

APPLICANT: Timewell Auctions
344 Dundas Street, Woodstock ON N4S 3B4

AGENT/APPLICANT: Ryan Kaitting
4295 King Street East, Kitchener, ON N2P 0C6

LOCATION:

The subject lands are described as Part Block 2, Plan 41M-206, Parts 4 and 5, Plan 41R-9498. The lands are located on the north side of Commerce Way, west of Beard's Lane and are municipally known as 1149 Commerce Way, 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 (M3-1)'

Proposed Zoning: 'Special General Industrial Zone (M3-53)'

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Special General Industrial Zone (M3-1)' to 'Special General Industrial Zone (M3-53)' to facilitate the development of an online auction warehouse on the subject lands. The proposed business will warehouse items to be auctioned online and arrange specific times for successful bidders to retrieve the items they have purchased.

The subject lands contain an existing warehouse-type structure. Surrounding land uses are industrial uses; predominantly, small industrial uses within industrial malls and warehouse uses.

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 proposed development and setbacks 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.

Section 2.8,1.1 of the PPS indicates that planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;

d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and

e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Section 3.3.2 indicates that major goods movement corridors (like Highway 401) shall be protected for the long term. Section 3.3.3 indicates that new development on adjacent lands to existing or planned corridors should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize or mitigate negative impacts on and adverse effects from the corridor.

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 districts 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. 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 Zone (M3-1)’ in the City’s Zoning By-law. The M3-1 Zone permits almost three dozen specifically identified permitted uses and defines some permitted uses that are not otherwise identified in the By-law, including an ‘agricultural service industry’ and a ‘custom workshop’. The M3-1 Zone also establishes alternative zone provisions and provisions regarding open storage.

The applicant proposes to rezone the lands to ‘Special General Industrial Zone (M3-53)’ to permit the development of an online auction warehouse. It is proposed that, in addition to the uses permitted in the M3-1 Zone, an online auction warehouse be added as a permitted use. An online auction warehouse is proposed by staff to be defined as: a structure or permitted open storage area where items are kept, prior to or during an online auction. Online auctions may be administered on the subject lands, and successful bidders may pay for or retrieve items

purchased at an auction, but the online auction warehouse is not intended to be open to the general public.

AGENCY COMMENTS

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

We have no concerns with the use of an Online Auction subject to the following;

Successful bidders may make arrangements to pay for or retrieve items purchased at an auction, but the online auction warehouse is not intended to be open to the general public.

Oxford County Public Works, City of Woodstock Economic Development and the Upper Thames River Conservation Authority (UTRCA) indicated that they had no concerns.

PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on October 9, 2026, and notice of public meeting was issued on November 2, 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 (M3-1)' to 'Special General Industrial (M3-53)' to facilitate the development of an online auction warehouse on the subject lands.

The proposal is consistent with the policies of the Provincial Planning Statement (PPS) as an efficient use of land, optimizes existing infrastructure and is freight supportive by virtue of its location adjacent to the Highway 401 corridor which is optimized for freight as a goods movement corridor. Further, in support of the PPS, the proposal increases the range of employment uses to meet the long-term needs of the City and County in a way that is compatible with surrounding land uses. The proposal also supports the objectives of the PPS by facilitating development that is compatible with and supportive of the long-term purpose of the Highway 401 corridor as a goods movement corridor.

The proposal is consistent with the policies for the Traditional Industrial designation within the Official Plan. The Traditional Industrial designation permits, among other uses, indoor and outdoor storage facilities as well as limited ancillary sales. In staff's opinion, the proposed online auction warehouse as a newly identified use is supported by the policies of the Official Plan.

The proposed use appears to conform to the remaining relevant provisions of the City's Zoning By-law and no additional special provisions have been identified by staff.

Planning staff are of the opinion that the proposed zone change is consistent with the Provincial Planning Statement (PPS) and Official Plan policies respecting development within the Traditional Industrial designation and should be given favourable consideration.

RECOMMENDATIONS

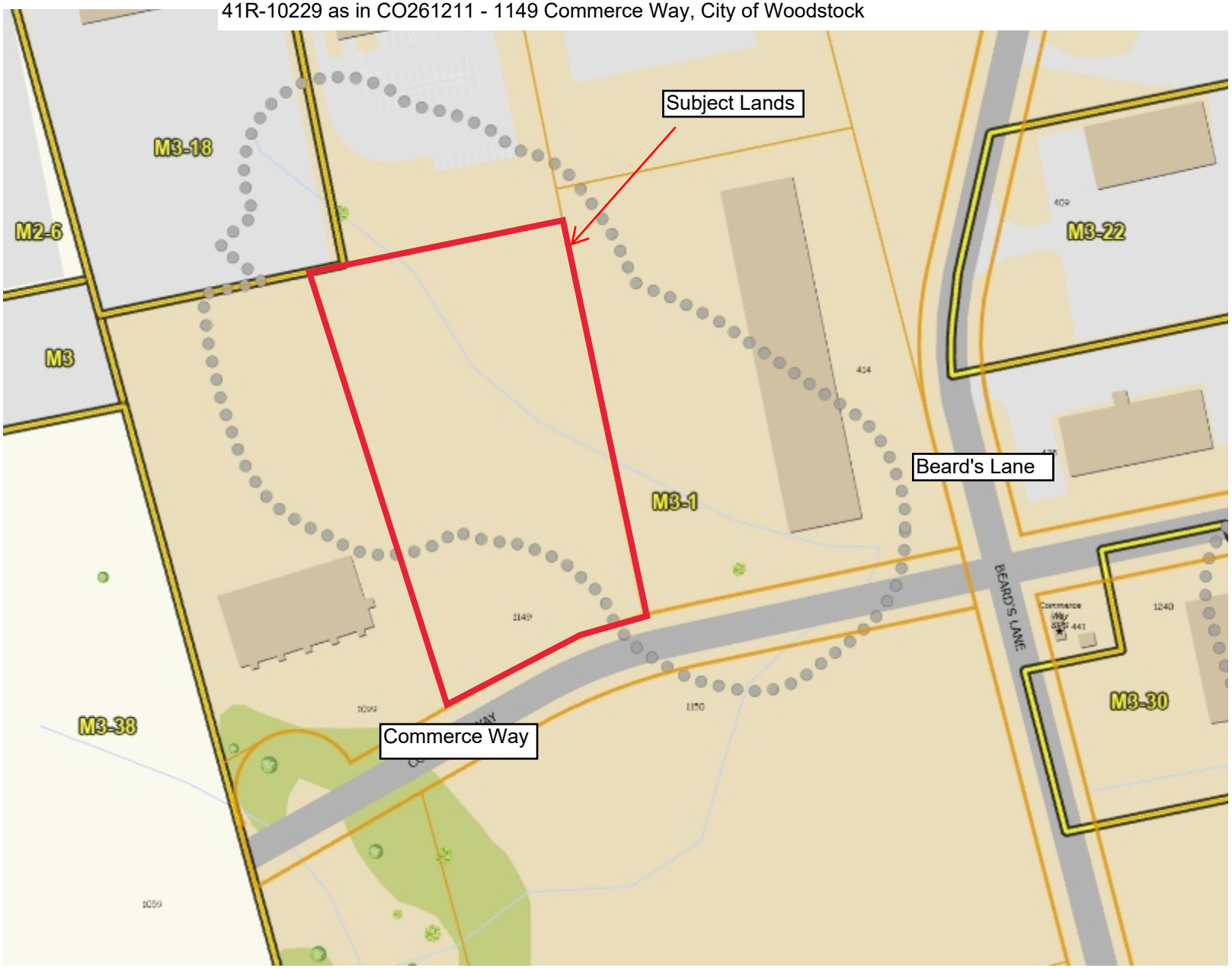
THAT, the Council of the City of Woodstock approve the Zone Change Application submitted by Black and White Property Management and Marc Depatie (File No. ZN 8-26-19) to rezone the subject lands to 'Special General Industrial (M3-53)' to permit an online auction warehouse as an additional permitted use.

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.: ZN 8-26-19 (Black & White Property Management)
Part Block 2, Plan 41M206, Parts 4 & 5, Plan 41R-9498 subject to an easement in gross over Parts 1 and 2, 41R-10229 as in CO261211 - 1149 Commerce Way, City of Woodstock



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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

October 8, 2026

Plate 2: Aerial Map (2025)
File No.: ZN 8-26-19 (Black & White Property Management)
Part Block 2, Plan 41M206, Parts 4 & 5, Plan 41R-9498 - 1149 Commerce Way, City of Woodstock



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
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- Road
- Unit

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Regulation Limit
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Notes



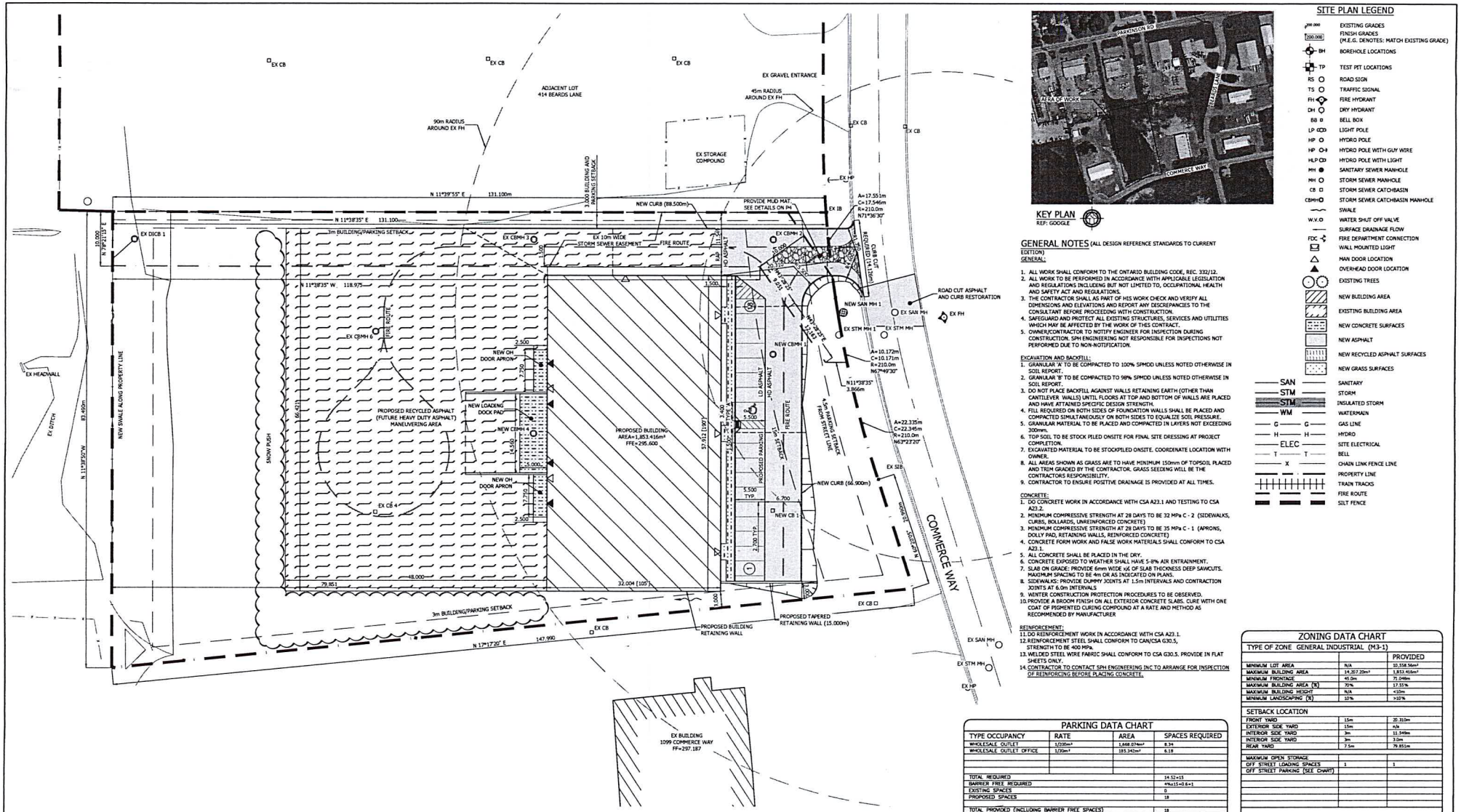
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Plate 3: Applicant's Sketch
File No.: ZN 8-26-19 (Black & White Property Management)
Part Block 2, Plan 41M206, Parts 4 & 5, Plan 41R-9498 subject to an easement in gross over Parts 1 and 2, 41R-10229 as in CO261211 - 1149 Commerce Way, City of Woodstock



KEY PLAN
REF: GOOGLE

GENERAL NOTES (ALL DESIGN REFERENCE STANDARDS TO CURRENT EDITION)

GENERAL:

1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE, REC. 332/12.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE LEGISLATION AND REGULATIONS INCLUDING BUT NOT LIMITED TO, OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
3. THE CONTRACTOR SHALL AS PART OF HIS WORK CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH CONSTRUCTION.
4. SAFEGUARD AND PROTECT ALL EXISTING STRUCTURES, SERVICES AND UTILITIES WHICH MAY BE AFFECTED BY THE WORK OF THIS CONTRACT.
5. OWNER/CONTRACTOR TO NOTIFY ENGINEER FOR INSPECTION DURING CONSTRUCTION. SPH ENGINEERING NOT RESPONSIBLE FOR INSPECTIONS NOT PERFORMED DUE TO NON-NOTIFICATION.

EXCAVATION AND BACKFILL:

1. GRANULAR 'A' TO BE COMPACTED TO 100% SPMDD UNLESS NOTED OTHERWISE IN SOIL REPORT.
2. GRANULAR 'B' TO BE COMPACTED TO 98% SPMDD UNLESS NOTED OTHERWISE IN SOIL REPORT.
3. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL FLOORS AT TOP AND BOTTOM OF WALLS ARE PLACED AND HAVE ATTAINED SPECIFIC DESIGN STRENGTH.
4. FILL REQUIRED ON BOTH SIDES OF FOUNDATION WALLS SHALL BE PLACED AND COMPACTED SIMULTANEOUSLY ON BOTH SIDES TO EQUALIZE SOIL PRESSURE.
5. GRANULAR MATERIAL TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 300mm.
6. TOP SOIL TO BE STOCK PILED ONSITE FOR FINAL SITE DRESSING AT PROJECT COMPLETION.
7. EXCAVATED MATERIAL TO BE STOCKPILED ONSITE. COORDINATE LOCATION WITH OWNER.
8. ALL AREAS SHOWN AS GRASS ARE TO HAVE MINIMUM 150mm OF TOPSOIL PLACED AND TRIM GRADED BY THE CONTRACTOR. GRASS SEEDING WILL BE THE CONTRACTORS RESPONSIBILITY.
9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS PROVIDED AT ALL TIMES.

CONCRETE:

1. DO CONCRETE WORK IN ACCORDANCE WITH CSA A23.1 AND TESTING TO CSA A23.2.
2. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO BE 32 MPa C - 2 (SIDEWALKS, CURBS, BOLLARDS, UNREINFORCED CONCRETE)
3. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO BE 35 MPa C - 1 (APRONS, DOLLY PAD, RETAINING WALLS, REINFORCED CONCRETE)
4. CONCRETE FORM WORK AND FALSE WORK MATERIALS SHALL CONFORM TO CSA A23.1.
5. ALL CONCRETE SHALL BE PLACED IN THE DRY.
6. CONCRETE EXPOSED TO WEATHER SHALL HAVE 5-8% AIR ENTRAINMENT.
7. SLAB ON GRADE: PROVIDE 6mm WIDE x6 OF SLAB THICKNESS DEEP SAWCUTS. MAXIMUM SPACING TO BE 4m OR AS INDICATED ON PLANS.
8. SIDEWALKS: PROVIDE DUMMY JOINTS AT 1.5m INTERVALS AND CONTRACTION JOINTS AT 6.0m INTERVALS
9. WINTER CONSTRUCTION PROTECTION PROCEDURES TO BE OBSERVED.
10. PROVIDE A BROOM FINISH ON ALL EXTERIOR CONCRETE SLABS. CURE WITH ONE COAT OF PIGMENTED CURING COMPOUND AT A RATE AND METHOD AS RECOMMENDED BY MANUFACTURER

REINFORCEMENT:

11. DO REINFORCEMENT WORK IN ACCORDANCE WITH CSA A23.1.
12. REINFORCEMENT STEEL SHALL CONFORM TO CAN/CSA G30.5, STRENGTH TO BE 400 MPa.
13. WELDED STEEL WIRE FABRIC SHALL CONFORM TO CSA G30.5. PROVIDE IN FLAT SHEETS ONLY.
14. CONTRACTOR TO CONTACT SPH ENGINEERING INC TO ARRANGE FOR INSPECTION OF REINFORCING BEFORE PLACING CONCRETE.

SITE PLAN LEGEND

- EXISTING GRADES
- FINISH GRADES (M.E.G. DENOTES: MATCH EXISTING GRADE)
- BH BOREHOLE LOCATIONS
- TP TEST PIT LOCATIONS
- RS ROAD SIGN
- TS TRAFFIC SIGNAL
- FH FIRE HYDRANT
- DH DRY HYDRANT
- BB BELL BOX
- LP LIGHT POLE
- HP HYDRO POLE
- HP HYDRO POLE WITH GUY WIRE
- HLP HYDRO POLE WITH LIGHT
- MH SANITARY SEWER MANHOLE
- MH STORM SEWER MANHOLE
- CB STORM SEWER CATCHBASIN
- CBMH STORM SEWER CATCHBASIN MANHOLE
- SWALE
- W.V.O WATER SHUT OFF VALVE
- SURFACE DRAINAGE FLOW
- FDC FIRE DEPARTMENT CONNECTION
- WALL MOUNTED LIGHT
- MAN DOOR LOCATION
- OVERHEAD DOOR LOCATION
- EXISTING TREES
- NEW BUILDING AREA
- EXISTING BUILDING AREA
- NEW CONCRETE SURFACES
- NEW ASPHALT
- NEW RECYCLED ASPHALT SURFACES
- NEW GRASS SURFACES
- SAN SANITARY
- STM STORM
- STM INSULATED STORM
- WM WATERMAIN
- G G GAS LINE
- H H HYDRO
- ELEC SITE ELECTRICAL
- T T BELL
- X CHAIN LINK FENCE LINE
- PROPERTY LINE
- TRAIN TRACKS
- FIRE ROUTE
- SILT FENCE

PARKING DATA CHART

TYPE OCCUPANCY	RATE	AREA	SPACES REQUIRED
WHOLESALE OUTLET	1/200m²	1,668.074m²	8.34
WHOLESALE OUTLET OFFICE	1/30m²	183.342m²	6.18
TOTAL REQUIRED			14.52=15
BARRIER FREE REQUIRED			4%x15=0.6=1
EXISTING SPACES			0
PROPOSED SPACES			18
TOTAL PROVIDED (INCLUDING BARRIER FREE SPACES)			18

ZONING DATA CHART

TYPE OF ZONE GENERAL INDUSTRIAL (M3-1)		
		PROVIDED
MINIMUM LOT AREA	N/A	10,358.36m²
MAXIMUM BUILDING AREA	14,207.20m²	1,833.416m²
MINIMUM FRONTAGE	45.0m	71.048m
MAXIMUM BUILDING AREA (%)	70%	17.55%
MAXIMUM BUILDING HEIGHT	N/A	<10m
MINIMUM LANDSCAPING (%)	10%	>10%
SETBACK LOCATION		
FRONT YARD	15m	20.310m
EXTERIOR SIDE YARD	15m	n/a
INTERIOR SIDE YARD	3m	11.549m
INTERIOR SIDE YARD	3m	3.0m
REAR YARD	7.5m	79.851m
MAXIMUM OPEN STORAGE		
OFF STREET LOADING SPACES	1	1
OFF STREET PARKING (SEE CHART)		

SITE PLAN
SCALE: 1:300
LEGAL DESCRIPTION: PART 4 AND 5 OF BLOCK 2, PLAN 41M-206
-CURB CUT TO BE COMPLETED BY A REPUTABLE CURB CUTTING CONTRACTOR

ISSUED FOR
- ☐ PRELIMINARY
- ☐ CLIENT USE
- ■ SITE PLAN APPROVAL
- ☐ BUILDING PERMIT
- ☐ TENDER
- ☐ CONSTRUCTION

DATE 2022-03-02

STAMP: REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO 2022-03-02 J.W. HEATHER

NORTH ARROW

REV.	BY	DESCRIPTION	DATE

CLIENT: BLACK & WHITE COMMERCE WAY WOODSTOCK, ON

PROJECT: 1149 COMMERCE WAY PROPERTY DEVELOPMENT

DRAWING: SITE PLAN

SPH ENGINEERING INC.
REAL WORLD ENGINEERING SOLUTIONS
TEL: 519-539-5700 FAX: 519-539-5775
65 SPRINGBANK AVE. N. UNIT #1 WOODSTOCK, ONTARIO N4S 8V8

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DRAWN	CHECKED	PROJECT NUMBER	SHEET SIZE
DJ/KT	CK	21025	24x36
DATE	SCALE	FILE NAME	DRAWING
2021-02-04	AS NOTED	21025 Site11	P1