

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Zone Change Application

ZN8-26-15 – County of Oxford

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from 'Development Zone (D)' to 'Special General Industrial Zone (M3-39)' to create a consistent zoning over 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 industrial uses.

DISCUSSION

BACKGROUND

OWNERS: County of Oxford c/o Mike Amy
21 Reeve Street, Woodstock ON N4S 7Y3

LOCATION:

The subject lands are described as Part Lots 11 and 12, Concession 1 (East Oxford), Parts 1 and 2, 41R-3319 (Norwich). The lands are located on the east side of Oxford Road 4 between Dundas Street and Parkinson Road 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'
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Development Zone (D)'

Proposed Zoning: 'Special General Industrial Zone (M3-39)'

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 have an area of approximately 24,702.4 m² (6.1 ac) and are currently vacant. The subject lands are surrounded by commercial and industrial uses to the north, and agricultural uses to the south (which are planned for future industrial uses). The subject lands are immediately adjacent to a rail line 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 'Development Zone (D)' within the City of Woodstock's Zoning By-law. The D Zone does not exist in the City's Zoning By-law but appears to be a remnant zone from the Township of Norwich Zoning By-law. Within Norwich's Zoning By-law, the D Zone permits a farm (excluding buildings), a home occupation, a public use, a seasonal produce outlet and an existing single-detached dwelling.

The applicant proposes to rezone the lands to 'Special General Industrial (M3-39)' to match the lands to the south, which the subject lands are proposed to be merged with. The M3-39 Zone permits all of the uses in the M3 Zone but permits a maximum building height of 30.5 m (100.1 ft). The M3 Zone permits approximately four dozen industrial uses.

AGENCY COMMENTS

The City of Woodstock Engineering Department – Building 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 June 2, 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 'Development Zone (D)' to 'Special General Industrial (M3-39)' to provide a consistent zoning over the subject lands (when merged) and to facilitate future development of the subject lands. The subject lands are comprised of a strip of land adjacent to the CN Rail line, and are approximately 40 m x 675 m (130 ft x 2,215 ft) in size.

Planning staff are satisfied that the proposal maintains the intent and purpose of the Official Plan. The subject lands are designated Traditional Industrial and zoning them from 'D' to 'M3-39' is consistent with the industrial designation that applies to the lands. The proposed zone change and subsequent consolidation of the subject lands with the abutting property to the south 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 County of Oxford for lands described as Part Lots 11 and 12, Concession 1 (East Oxford), Parts 1 and 2, 41R-3319 (Norwich) in the City of Woodstock, to rezone the subject lands from 'Development Zone (D)' to 'Special General Industrial Zone (M3-39)' to provide a consistent zoning with the lands they are intended to be merged with.

SIGNATURES

Authored by: Original Signed By Justin Miller
Development Planner

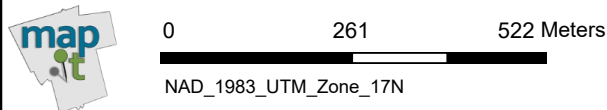
Approved for submission: Original Signed By Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



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



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NAD_1983_UTM_Zone_17N



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June 29, 2026

Plate 3: Applicant's Sketch

File No: ZN 8-26-15 (County of Oxford)

Part Lot 11-12, Concession 1 (East Oxford), Part 1 & 2 41R-3319 (Norwich), Woodstock

