

To: Mayor and Members of City of Woodstock Council

From: Adam Gignac, Development Planner, Community Planning

Application for Official Plan Amendment OP 26-11-8 – Thames Valley District School Board

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate a portion of the subject lands from 'Residential' to 'Traditional Industrial' in Schedule 'W-1' and to remove the 'Low Density Residential' designation in Schedule 'W-3', to facilitate the use of the subject lands for parking and outdoor storage in support of an existing fabrication plant.
- The lands were conditionally merged with the industrial fabrication plant to the east, subject to a number of conditions including the requirement for this Official Plan Amendment to ensure the lands are appropriately designated for their proposed use.
- Planning staff are recommending approval of the subject application as it is consistent with the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan respecting uses within the Traditional Industrial designation.

DISCUSSION

BACKGROUND

OWNER/APPLICANT:

Thames Valley District School Board
951 Leathorne Street, London, Ontario, N5Z 3M7

AGENT:

1377443 Ontario Inc.
873 Devonshire Road, Woodstock Ontario N4S 5R9

LOCATION:

The subject lands are legally described as Lot 1, Plan 1126 and Parts of Lots 3-4, Part 3, 41R-5478 in the City of Woodstock. The lands front onto the east side of Blossom Park Road, lying between Leinster Street and Industrial Avenue and are known municipally as 391 Blossom Park Road.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"

City of Woodstock
Land Use Plan

'Residential'

Schedule 'W-3'	City of Woodstock Residential Density Plan	'Low Density Residential'
----------------	---	---------------------------

Proposed:

Schedule "W-1"	City of Woodstock Land Use Plan	'Traditional Industrial'
----------------	------------------------------------	--------------------------

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Restricted Industrial Zone (M2)'

PROPOSAL:

The applicant is proposing to amend the Official Plan Designation on the portion of the subject lands that are vacant from 'Residential' to 'Traditional Industrial' on Schedule 'W-1', and to remove the 'Low Density Residential' designation from Schedule 'W-3'. The amendment is requested to facilitate a sale of the property from the current owners (Thames Valley District School Board) to the agents (1377443 Ontario Inc.). The agent is intending to utilize the land as part of an existing fabrication business and identified that the subject lands would be utilized for parking and outdoor storage in support of the existing fabrication business.

The subject lands were previously subject to consent application B26-13-8, to sever vacant lands from an existing adult and continuing education building and add these severed lands to the adjoining lot to the east containing and industrial use. The consent application was approved with conditions by the County of Oxford Land Division Committee on May 7, 2026, with one condition stating that the lands shall be appropriately designated in Oxford County's Official Plan to the satisfaction of Oxford County. The intent of this proposed Official Plan Amendment application is to satisfy this condition of consent.

The subject lands comprise and approximate area of 5745.19 m² (1.42 ac) and vacant lands as part of an existing education centre (school) use. As a part of the conditional approval of the severance noted above, the vacant lands, once merged with the fabrication business lot, will result in a lot of approximately 3.1 ha (7.8 ac) in size.

Surrounding land uses are generally industrial uses to the north and east with institutional and community facility uses to the immediate south and west, and existing residential uses further to the south and west.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property 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 general site area as provided by the applicant, including the lots to be severed, retained, and enlarged, as part of the previously heard consent application.

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.

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.

OFFICIAL PLAN

The subject lands are currently designated 'Residential' in the Official Plan. The application for Official Plan Amendment is proposing to redesignate the lands from 'Residential' to 'Traditional Industrial' in Schedule 'W-1' and to remove the 'Low Density Residential' designation in Schedule 'W-3', to facilitate the use of the property as industrial land following the condition of a previous consent application.

Chapter 7 of the Official Plan contains policies specific to the City of Woodstock and provides guidance with respect to the designation of residential and industrial lands in the City.

The Low Density Residential Area designation are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached and duplex dwellings, additional residential units and converted dwellings, street fronting townhouses, quadraplexes, low density cluster development and low-rise apartments. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

Section 7.3.1 provides that it is the strategic aim of the City to improve the economic strength of Woodstock, and meet the needs of existing, new and/or relocating Traditional Industrial Uses by designating industrial areas for this purpose.

The Traditional Industrial designation consists 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 currently zoned 'Restricted Industrial Zone (M2)' according to the City of Woodstock Zoning By-law. The M2 zone permits approximately two dozen lighter industrial uses, including a manufacturing and fabrication plant, as well as a dwelling unit accessory to a permitted non-residential use.

AGENCY COMMENTS

The application was circulated to several public agencies considered to have an interest in the proposal.

The City's Building Services Department noted that the application for OPA was reviewed as part of the conditions of consent to sever as part of application B26-13-8.

The Oxford County Public Works Department has reviewed the application and indicated that they have no comments.

No other agency comments were received as part of the application for OPA.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on July 17, 2026, and the notice of public meeting was issued on August 31, 2026, in accordance with the requirements of the Planning Act. At the time of the writing of this report, no comments have been received from the public.

Planning Analysis

Applications have been received as part of a condition of consent approval to amend the Official Plan to permit the subject lands to be re-designated from the existing 'Residential' and 'Low-Density Residential' designations to 'Traditional Industrial'. The subject lands currently contain vacant land that makes up a portion of a property currently containing an existing education centre. The subject lands have been conditionally approved to be severed and merged with the abutting industrial property to the east containing a fabrication plant (see Plate 1). The subject lands are proposed to be used for parking and outdoor storage in support of the fabrication plant use. Staff note that a fabrication plant and outdoor storage are permitted uses in the 'Traditional Industrial' designation.

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 land and municipal services within a fully serviced settlement area. The subject lands would provide a more efficient use of land than the currently vacant land, while having minimal impact to the existing educational centre use to the west, aligning with the appropriate provision of employment and institutional lands.

The lands surrounding the subject lands are primarily used industrially or institutionally, and the use of the subject lands proposed to be designated Traditional Industrial is expected to have minimal impact on surrounding uses. Staff note that a buffer would be maintained between the subject lands and the existing education centre facility, as the parking lot of the education centre would be located between the two uses. While the proposed amendment would be removing the 'Residential' and 'Low Density Residential' designations from Schedules 'W-1' and 'W-3' respectively, staff note that the subject lands are currently vacant and have not been used for residential purposes. The proposed amendment would, in Planning staff's opinion, meet the strategic approach for economic development and employment lands in the city, by providing for areas for Traditional Industrial uses and supporting existing industrial uses in Traditional Industrial areas.

The existing zoning of the subject lands is 'Restricted Industrial Zone (M2)'. The proposed amendment to the Official Plan, from the current 'Residential' designation, to 'Traditional Industrial', would bring the Official Plan into alignment with the existing zoning on the property. No changes to the existing zoning are required.

Staff note that the subject lands would be subject to Site Plan Approval. Detailed matters such as lot grading, access, stormwater management, landscaping and servicing would be addressed through the site plan approval process, to the satisfaction of the City and County.

In light of the foregoing, Planning staff are of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally complies with the relevant policies of the Official Plan respecting the Traditional Industrial designation and is considered appropriate for the proposed development and can be given favourable consideration.

RECOMMENDATIONS

That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 26-11-8), submitted by 1377443 Ontario Inc., for lands legally described as Lot 1, Plan 1126 and Parts of Lots 3-4, Part 3, 41R5478, City of Woodstock, to re-designate the subject lands from Residential to Traditional Industrial, and to remove the Low Density Residential designation, to facilitate the sale and use of the subject lands for industrial purposes.

SIGNATURES

Authored by:

Original Signed By

Adam Gignac
Development Planner

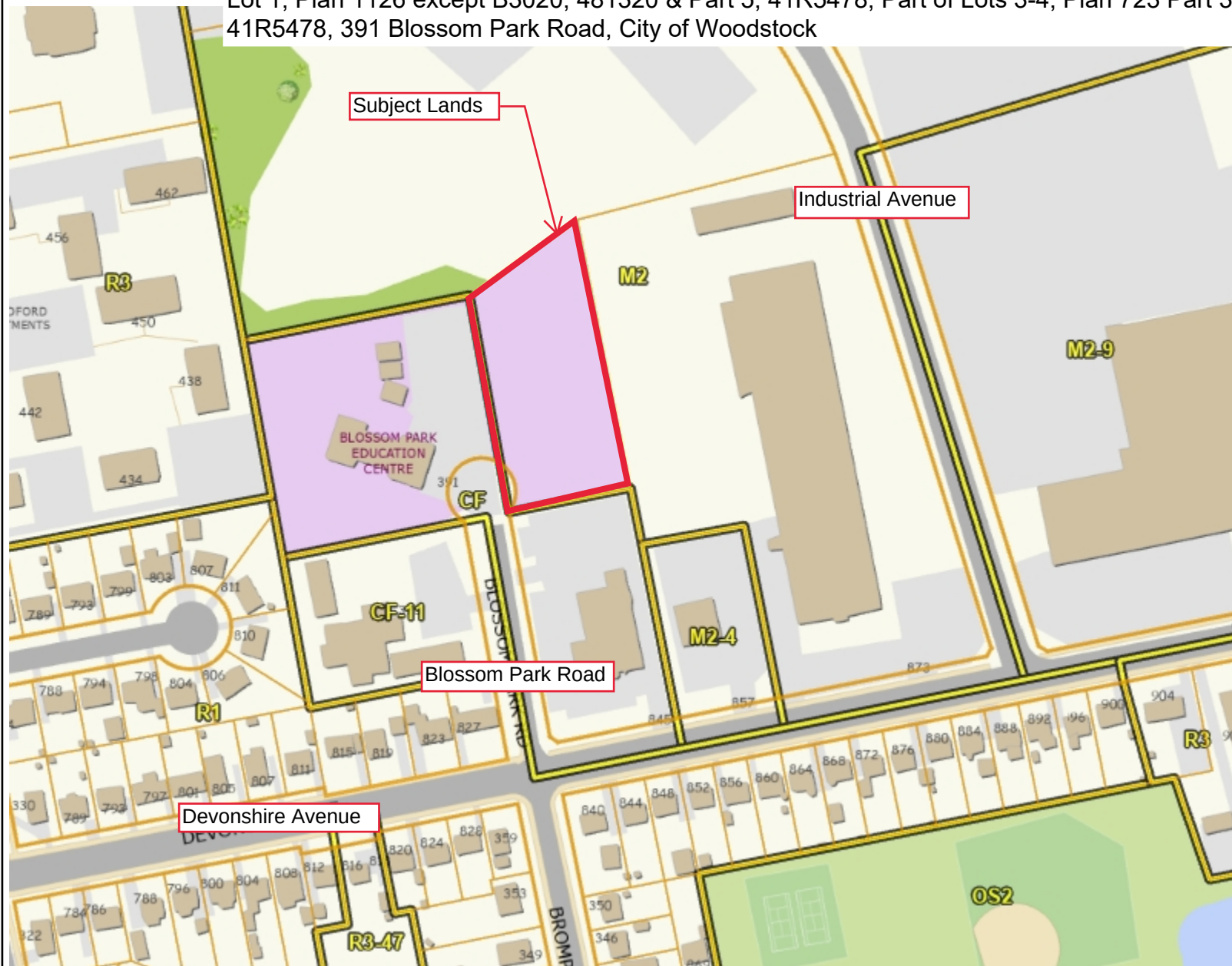
Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File No.: OP26-11-8: Thames Valley District School Board

Lot 1, Plan 1126 except B3020, 481320 & Part 5, 41R5478; Part of Lots 3-4, Plan 723 Part 3, 41R5478, 391 Blossom Park 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





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

July 14, 2026



end

Red - Lot to be Retained

Yellow - Lot to be Severed

Blue - Lot to be Enlarged

The lot highlighted in yellow will be added to the lot highlighted in blue

Notes



Lot to be Enlarged



Legend

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

February 3, 2026

Lot to be Retained



Legend

Notes



0 25 51 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

February 3, 2026



Lot to be Severed



Legend

Notes



0 25 51 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

February 3, 2026