

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 26-03-8 – 1001295663 Ontario Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County approve Official Plan Application OP 26-03-8, submitted by 1001295663 Ontario Inc. for the lands described as Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R-6490 in the City of Woodstock, to redesignate the subject lands from 'Regional Commercial Node' to 'Traditional Industrial' to facilitate a proposed industrial use on the subject lands.
2. And further, that County Council approve the attached Amendment Number 363 to the County of Oxford Official Plan as well as enacting By-law 6859-2026.

REPORT HIGHLIGHTS

- The application proposes to redesignate the subject lands from 'Regional Commercial Node' to 'Traditional Industrial' to facilitate a proposed industrial development on the subject lands.
- City of Woodstock Council supported the official plan amendment and conditionally approved the related zone change (ZN 8-26-02) at their regular Council meeting on July 9, 2026.
- Planning staff support the application, as the proposal is generally consistent with the relevant policies of the Provincial Planning Statement and the Official Plan with respect to development within the Traditional Industrial designation.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives, and policies in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the *Planning Act*, notice of complete application regarding this proposal was provided to surrounding property owners on February 26, 2026, and notice of public meeting was issued on June 22, 2026. At the time of writing this report, no comments from the public had been received.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.2 – Sustainable infrastructure and development		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owners: 2780480 Ontario Inc. (c/o Ceara Huigenbois)
10 Elm Street, Tillsonburg, ON N4G 0A4

Agent: LandPRO Planning Solutions Inc.
204-110 James Street, St. Catharines, ON L2R 7E8

Location:

The subject lands are described as Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R-6490, in the City of Woodstock. The lands are located on south side of Juliana Drive between Norwich Avenue and Springbank Avenue and are currently not municipally addressed.

County of Oxford Official Plan

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	Regional Commercial Node
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Proposed:

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

The purpose of the Official Plan Amendment is to redesignate the subject lands from 'Regional Commercial Node' to 'Traditional Industrial' to facilitate the development of the subject lands for an industrial use. The proposed industrial use would consist of five buildings, with a total of 16 individual units, and comprise approximately 52,824 m² (568,611.4 ft²) in total floor area.

An associated Zone Change application was submitted to the City of Woodstock to rezone the subject lands from 'Special Regional Commercial Zone (C6-6)' to 'Special General Industrial Zone (M3-sp)'. Site-specific zone provisions are proposed to reduce the minimum interior side yard widths and setback from parking areas from 3 m (9.8 ft) to 2.8 m (9.2 ft) and 2.9 m (9.2 ft), respectively. Through the review process, the applicant has also agreed to limit the permitted uses to reduce potential conflicts with the adjacent regional commercial uses and to minimize traffic impacts on Juliana Drive (i.e. exclude the following uses through the site-specific zoning: a cartage express or truck terminal, a concrete batching or mixing plant, a feed mill, a flour mill, and a grain elevator), which will be addressed through the proposed Official Plan policies and Zoning for the property.

In support of the applications, the Applicant has submitted a planning justification report, a traffic impact study, a market impact study, a functional servicing report and a stormwater management report. Subsequently, County and City staff had the market impact study and traffic impact study peer-reviewed. At this time, although the traffic impact study has not been finalized to the satisfaction of City Engineering staff, the Applicant and City Engineering staff have indicated that any outstanding matters are not likely to impact the general land use changes proposed in these applications and the study can be finalized through the site plan approval process.

The subject lands have an area of approximately 10.75 ha (26.6 ac) and are currently vacant. Surrounding land uses are generally a mix of commercial and industrial uses. Immediately to the east and west are industrial uses, there is a school in close proximity to the west, large commercial uses to the north, and additional industrial uses on the opposite side of Highway 401 to the south.

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 of the proposed buildings on the subject lands.

Plate 4, Existing Official Plan Designations, illustrates the existing Official Plan designations on the property (currently Regional Commercial Node) and in the surrounding area.

Comments

2024 Provincial Planning Statement (PPS)

The Provincial Planning Statement is a policy statement issued under Section 3 of the *Planning Act* that applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Chapter 1, Introduction, states that a prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Chapter 2 focuses on fostering sustainable, inclusive and competitive communities by ensuring well planned growth that meets the needs of current and future populations. Section 2.1 establishes the importance of maintaining sufficient land for housing and employment growth, supporting diverse land uses, and creating complete communities that are accessible and equitable.

Section 2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development. Further, 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, Supporting a Modern Economy, outlines that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. It also encourages intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

County of Oxford Official Plan

The subject lands are designated Regional Commercial Node (RCN) in the Official Plan. The application for Official Plan amendment proposes to redesignate the subject lands from RCN to Traditional Industrial.

The RCN designation is intended to provide for a wide range of commercial uses that meet specialized service and comparison shopping needs. RCNs, by reason of their size and range of uses, are regarded as major activity centres and may have trade areas that extend throughout large areas of the County and are intended to serve a trade area population of approximately 50,000 people. RCN uses include a wide range of commercial uses, and the range of uses is to be determined through a market impact study which looks at the potential impacts on the Central Area and other commercially designated areas.

The Traditional Industrial designation is planned for the full range of industrial activity. 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 use and research and technological service industries.

Agency Comments

The City of Woodstock Engineering Department (Building Division) has provided comments that they are generally supportive of proposed land use change but recognize that some issues with the traffic impact study are outstanding. City staff have indicated that outstanding issues are likely to be addressed through the site plan control process.

The Ontario Ministry of Transportation has provided comments indicating that the lands are within MTO's Permit Control Area and permits are required prior to development taking place. Further the MTO requires a 4 m road widening along the property line adjacent to Highway 401, and all structures must be setback a minimum of 14 m from Highway 401 corridor.

City of Woodstock Economic Development, Oxford County Public Works and Upper Thames River Conservation Authority have indicated that they have no comments on these applications.

City of Woodstock Council

The City of Woodstock Council recommended support of the proposed Official Plan Amendment and approved 'in principle' the proposed Zone Change Application at their July 9, 2026, meeting.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit an industrial development on lands current designated and zoned for regional commercial development. The following provides planning staff's analysis of this proposal.

Supporting Studies

In support of the applications, the applicant has submitted a planning justification report, a traffic impact study, a market impact study, a functional servicing report and a stormwater management report, which have been reviewed by County and City staff, with the market impact study and traffic impact study also further peer-reviewed.

Functional Servicing Report

The functional servicing report and stormwater management report submitted with the applications did not identify any issues, and, for the purposes of the proposed changes to the land use, staff have not raised any concerns. The subject lands are subject to site plan control, and further review will be conducted through the site plan control process to ensure the lands are serviced and developed in accordance with City and County standards.

Retail Market Impact Study

A Retail Market Impact Study, prepared by Arcadis Professional Services (Canada) Inc. was submitted in support of the proposed re-designation from Regional Commercial Node to Traditional Industrial. The submitted retail market impact study was subsequently peer-reviewed at County staff's request. Although the original study and following peer-review had different estimated land use needs for commercial uses, both reports indicated that, based on changing retail habits and trends, there was an over-supply of Regionally designated lands in the City and the reports supported the proposed land use change from Regional Commercial Node to Traditional Industrial. The studies concluded that the development of the site for industrial uses represents an efficient use of vacant land in close proximity to a major goods movement corridor and would provide for additional industrial jobs within the built-boundary without negatively impacting the City's retail supply in other commercial focussed areas, particularly the Central Area.

The study also concluded that the site has been part of the Regional Commercial Node for many years and has never been developed despite previous landowners having had the intent of developing commercial uses on the site. The site is poorly situated to serve the more localized retail and service needs of the existing population, as well as those of potential future growth areas. It is not well situated with respect to the major traffic flow along Norwich Avenue and in recent years the broader market for large scale retail commercial uses has been significantly impacted by technological changes in retail distribution channels (i.e. increased online shopping and direct to home delivery).

Traffic Impact Study

A Traffic Impact Study (TIS), prepared by Paradigm Transportation Solutions Limited, was submitted in support of the applications and was subsequently peer reviewed by another transportation engineer at the request of City Engineering staff. At the time of writing this report, City staff, the peer-reviewer, and the applicant are still engaged in discussion regarding the review. Prior to scheduling this report for a public meeting, City staff confirmed that their concerns do not need to delay a decision on the Official Plan and Zoning By-law amendments but may, or may not, impact the future site design for the subject lands. Any revisions to the TIS, or required infrastructure improvements, to accommodate the development can be completed and implemented as part of the site plan approval process.

Planning Justification Report

A Planning Justification Report (PJR), prepared by Arcadis Professional Services (Canada) Inc. was submitted in support of the applications. The PJR provides an overview and assessment of the various planning and site design considerations with respect to the proposal and how they have been addressed and concluded that the proposed Official Plan Amendment and Zoning By-Law Amendment are generally consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan and City of Woodstock Zoning By-Law. This report has been reviewed and considered by County Planning staff as part of their planning review of these applications.

[Provincial Planning Statement \(PPS\) 2024](#)

Planning staff are of the opinion that the proposal is consistent with the policies of the PPS. Specifically, the proposal is 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, 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 the development of an employment use that is freight supportive.

[Official Plan](#)

Following review of the application and supporting studies and information, Planning staff are satisfied that the redesignation of the subject lands from Regional Commercial Node to Traditional Industrial is appropriate. The lands on the south side of Juliana Drive are primarily utilized for industrial uses (while lands on the north side are utilized for commercial uses), and the proposed industrial uses are anticipated to be compatible with surrounding development. In the review of the TIS, City staff are satisfied that the overall traffic impacts to Juliana Drive resulting from the proposed industrial use are considered appropriate relative to the potential traffic impacts resulting from the permitted uses of the current Regional Commercial Node designation and C6 zoning.

Further, the retail market impact study and subsequent peer review concluded that the site is less desirable for commercial uses due to its location within limited visibility from the high traffic corridor of Norwich Avenue and limited ability to serve localized retail and service needs of the existing population and those of potential future growth areas. The study and subsequent peer review also

concluded that there is significant vacant and underutilized commercial space still remaining within the City, and the re-designation of these lands will not jeopardize the City's supply of commercial space in terms meeting current and future needs.

CONCLUSIONS

In light of the foregoing, Planning staff are satisfied that the Official Plan Amendment application is consistent with the policies of the Provincial Planning Statement and is in-keeping with the strategic initiatives and objectives contained in the Official Plan. As such, staff are recommending approval of the Official Plan Amendment Application.

SIGNATURES

Report author

Original signed by:

Justin Miller
Development Planner

Departmental approval

Original signed by:

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original signed by:

Paul Michiels
Director of Community Planning

Approved for submission

Original signed by:

Benjamin R. Addley
Chief Administrative Officer

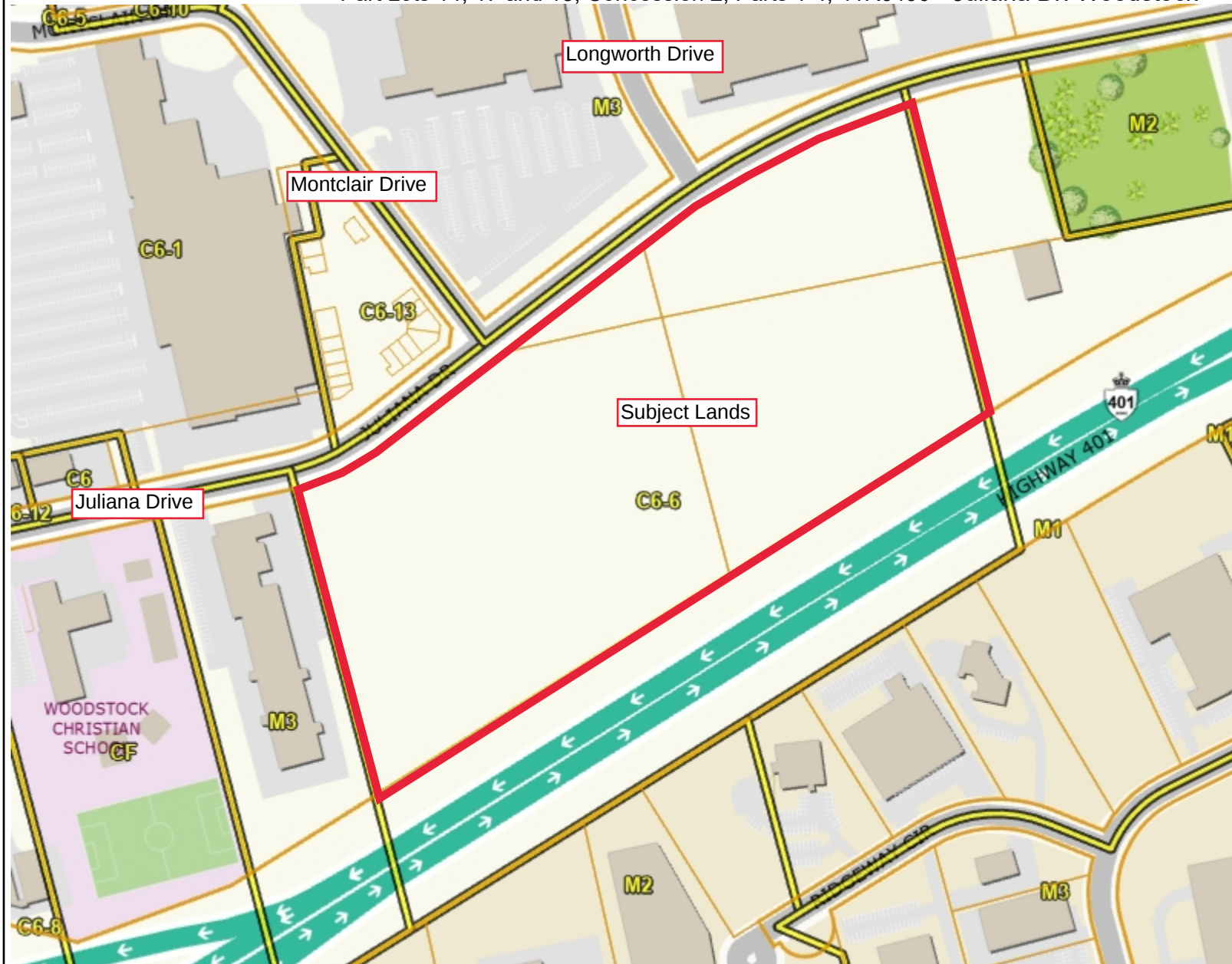
ATTACHMENTS

- Attachment 1 – Plate 1, Location Map with Existing Zoning
- Attachment 2 – Plate 2, Aerial Map (2025) with Existing Zoning
- Attachment 3 – Plate 3, Applicant's Sketch
- Attachment 4 – Plate 4, Existing Official Plan Designations
- Attachment 5 – Official Plan Amendment, OPA 363

Plate 1: Location Map with Existing Zoning

File Nos: OP 26-03-8 & ZN 8-26-02 - City of Woodstock

Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490 - Juliana Dr. 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



0 102 205 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 25, 2026

Plate 2: Aerial Map (2025)

File Nos: OP 26-03-8 & ZN 8-26-02 - City of Woodstock

Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490 - Juliana Dr. Woodstock



Legend

Parcel Lines

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

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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July 2, 2026

Plate 3: Applicant's Sketch

File Nos: OP 26-03-8 & ZN 8-26-02 - City of Woodstock

Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490 - Juliana Dr. Woodstock

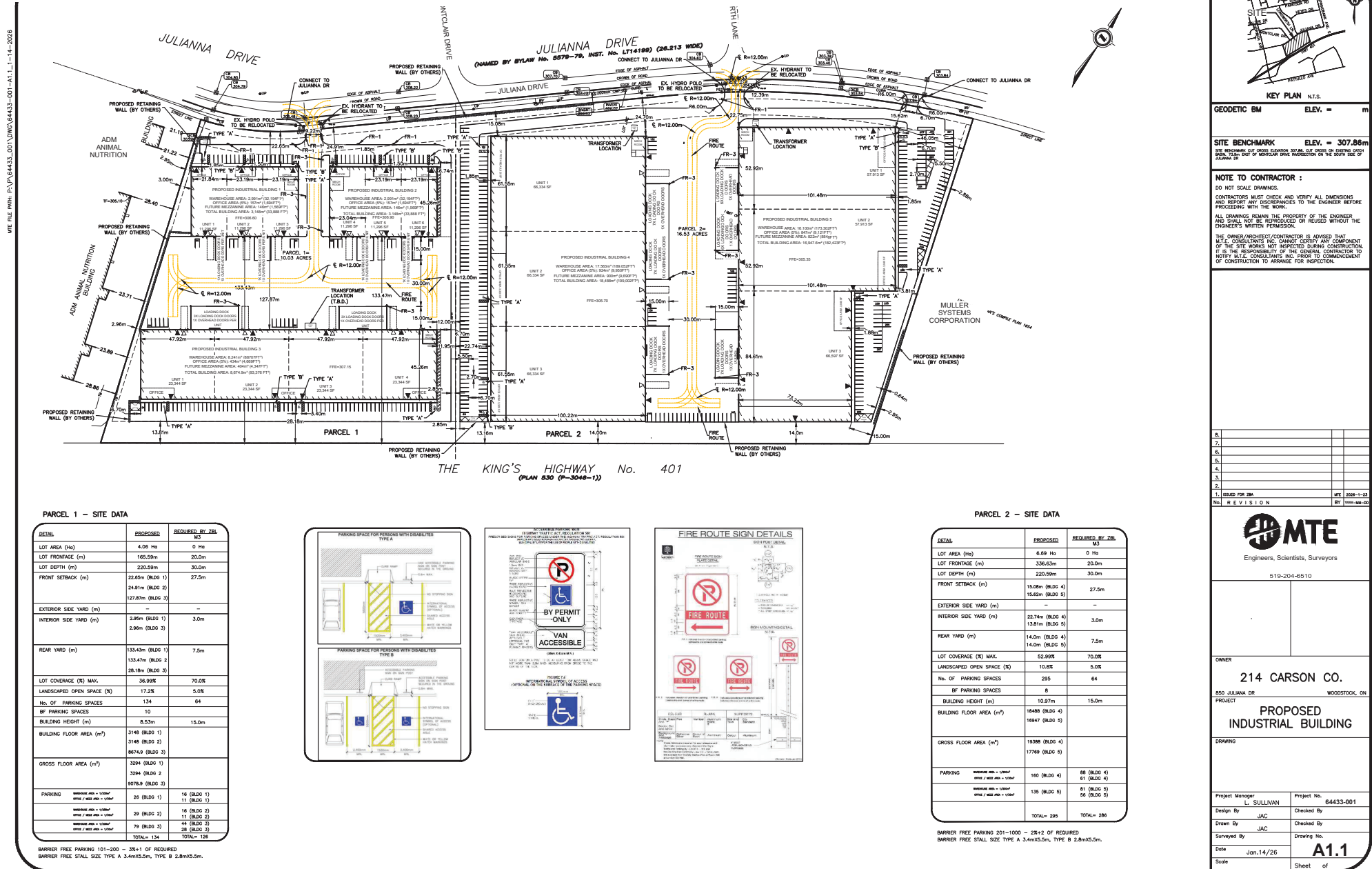
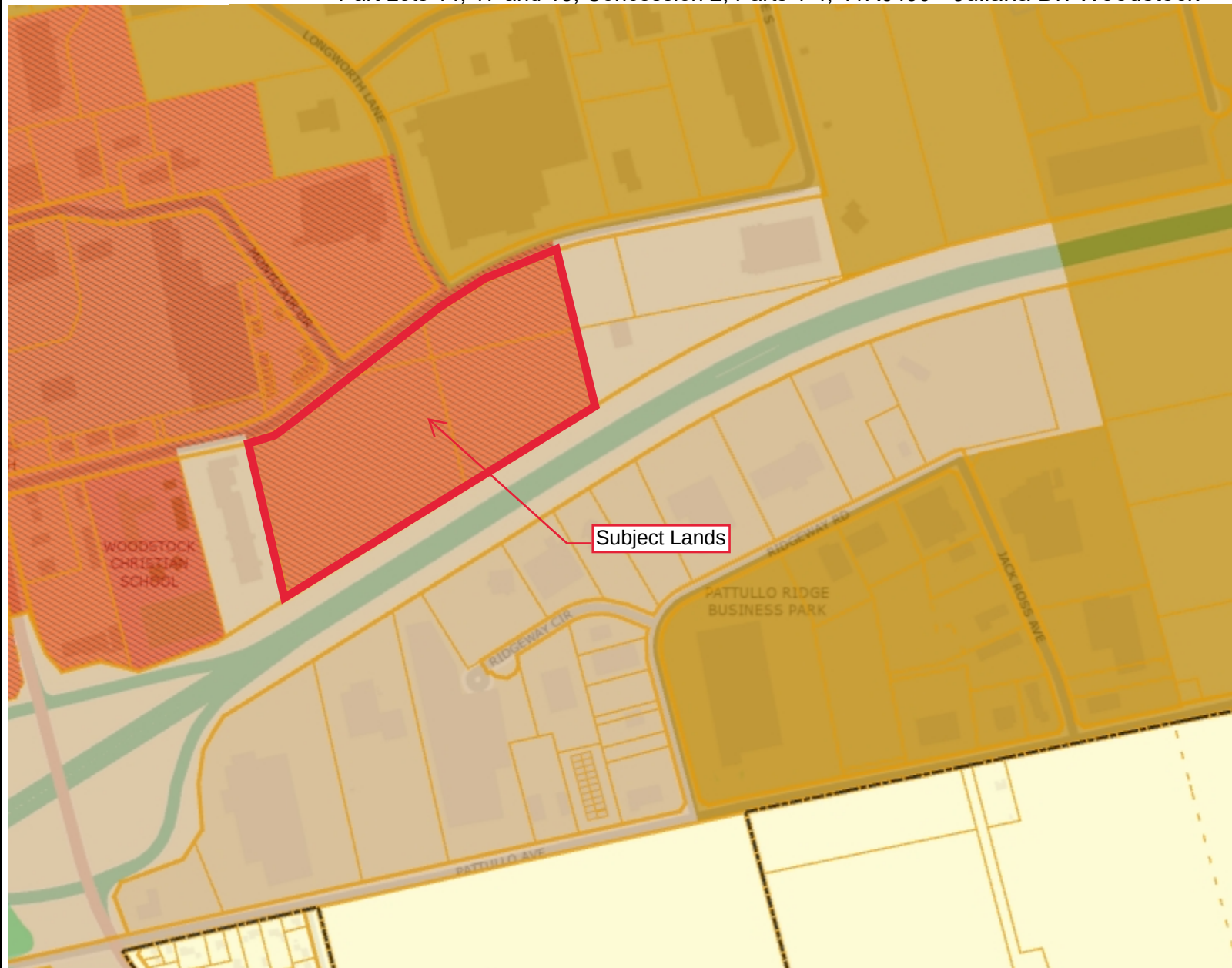


Plate 4: Existing Official Plan Designations

File Nos: OP 26-03-8 & ZN 8-26-02 - City of Woodstock

Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490 - Juliana Dr. Woodstock



Legend

Parcel Lines

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

Land Use Designation

- Site Specific Policy Areas
- Residential
- Residential Reserve
- Central Business District
- Entrepreneurial District
- Neighbourhood Shopping Centre
- Service Commercial
- Regional Commercial Node
- Business Park
- Traditional Industrial
- Community Facility
- Open Space
- Environmental Protection
- Future Urban Growth

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



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July 29, 2026

COUNTY OF OXFORD

BY-LAW **6859-2026**

BEING a By-Law to adopt Amendment Number 363 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 363 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock and the County of Oxford has held a public meeting and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 363 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 12th day of August, 2026.

READ a third time and finally passed this 12th day of August, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 363
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 363 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Regional Commercial Node to Traditional Industrial to facilitate an industrial development that is proposed to contain five buildings, with a total of 16 individual units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R-6490, in the City of Woodstock. The lands are located on south side of Juliana Drive between Norwich Avenue and Springbank Avenue and are currently not municipally addressed.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of an industrial development on the subject lands. The subject lands are currently vacant and have recently been farmed. The official plan amendment proposes to redesignate the subject lands from Regional Commercial Node to Traditional Industrial to facilitate the establishment of an industrial use.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the Provincial Planning Statement as the proposal is a form of development that is considered to be an efficient use of lands, available municipal services, and infrastructure.

The subject lands comprise an approximate area of 10.75 ha (26.6 ac) and are currently vacant. The application proposes to permit industrial use. The industrial use is proposed to consist of five buildings, comprising a total of 16 individual units and a floor area of 52,824 m² (568,611.4 ft²). The industrial use is considered compatible with surrounding commercial and industrial uses.

Council is satisfied, as demonstrated through retail market impact study submitted in support of the proposal, that the site is less desirable for commercial uses due to its location with limited visibility from the high traffic corridor of Norwich Avenue and limited ability to serve localized retail and service needs of the existing population and those of potential future growth areas. The study and subsequent peer review also concluded that there is significant vacant or underutilized commercial space remaining within the City and that the re-designation of these lands will not jeopardize the City's supply of commercial space and its ability to meet current and future needs.

It is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Regional Commercial Node” to “Traditional Industrial”.

4.2 Section 7.3.6 – Traditional Industrial Areas, as amended, is hereby further amended by adding the following special development policy at the end of Section 7.3.6.5- Special Development Policies:

7.3.6.5.20 Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R-6490, South Side of Juliana Drive

Notwithstanding the policies for Traditional Industrial Areas established in Section 7.3.6, for lands fronting on the south side of Juliana Drive, east of Norwich Avenue and north of Highway 401, comprising approximately 5.8 hectares (13 ac), the following uses shall not be permitted due to the potential traffic impacts associated with their operation:

- A cartage express or truck terminal;
- A concrete batching or mixing plant;
- A feed or flour mill;
- A grain elevator.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

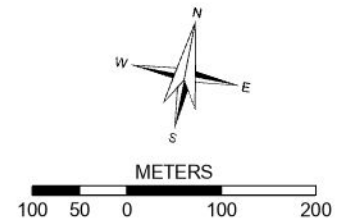
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 363

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-1"
**CITY OF WOODSTOCK
LAND USE PLAN**



- AREA OF THIS AMENDMENT



ITEM 1 - CHANGE FROM REGIONAL COMMERCIAL NODE
DEVELOPMENT TO TRADITIONAL INDUSTRIAL

**LAND USE PLAN
LEGEND**

	RESIDENTIAL
	REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)
	BUSINESS PARK
	TRADITIONAL INDUSTRIAL