

To: Mayor and Members of City of Woodstock Council

From: Eric Gilbert, Manager of Development Planning, Community Planning

Zone Change Application ZN 8-26-05 –Wildcat Investments Limited

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from ‘General Industrial Zone (M3)’ to ‘Special General Industrial Zone (M3-sp)’ to facilitate the development of an animal crematorium.
- The proposed crematorium will be accommodated through an addition to the existing industrial building, which will be subject to site plan approval.
- 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 employment uses within the Business Park designation.

DISCUSSION

BACKGROUND

OWNER: Wildcat Investments Limited
806012 Oxford Road 29, Innerkip ON N0J 1M0

APPLICANT: Matthew Bowcott
806012 Oxford Road 29, Innerkip ON N0J 1M0

AGENT: Zelinka Priamo Ltd c/o Danieli Sikelero Elsenbruch
318 Wellington Road, London ON N6C 4P4

LOCATION:

The subject lands are described as Part Lot 18, Plan 1654 and Part 1, 41R-3063. The lands are located on the south side of Ridgeway Circle, north of Pattulo Avenue, and are municipally known as 30 Ridgeway Circle, City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule “W-1”

City of Woodstock
Land Use Plan

‘Business Park’

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'General Industrial Zone (M3)'

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

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'General Industrial Zone (M3)' to 'Special General Industrial Zone (M3-sp)' to facilitate the development of an animal crematorium as an additional permitted use on the subject lands.

The applicant proposes to construct a single storey addition, approximately 348 m² (3746 ft²) in area, on the western side of the existing building to accommodate the required operational facets, including incinerator units, and freezers. According to the applicant's proposed site plan (included as Plate 3 to this report), vehicular access will be provided from Ridgeway Circle via the existing internal driveway, as well as the provision of 10 parking spaces, and a loading area to the south of the existing building. According to the applicant, the facility is expected to employ a total of ten (10) staff members, including the owner/operator, drivers, technical staff, and administrative personnel.

The subject lands are approximately 3960 m² (0.98 ac) in size and contain an existing industrial building, approximately 391 m² (4208 ft²) and parking area. Surrounding land uses are predominantly industrial, being part of an industrial park bounded by Pattulo Avenue to the south and Highway 401 to the north, with agricultural uses to the south of Pattulo Avenue.

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

Plate 2, 2020 Aerial Map provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

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 2.1.3 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 land use needs for at least 20 years, but not more than 30 years, with the exception of planning for employment areas which may extend beyond this time horizon

Section 2.1(6) of the PPS states that planning authorities should support the achievement of complete communities by accommodating 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 2.8.2 of the PPS respecting employment areas provides that planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors. Planning authorities shall designate, protect and plan for all employment areas by:

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
- c) prohibiting retail and office uses that are not associated with the primary employment use;
- d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

Section 3.5 of the PPS addresses land use compatibility for major facilities and sensitive land uses. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Section 3.6 of the PPS addresses infrastructure and public service facilities and states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are;

- a) Financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) Leverage the capacity of development proponents, where appropriate; and,
- c) Are available to meet current and projected needs.

Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized and opportunities for adaptive re-use should be considered, wherever feasible.

OFFICIAL PLAN

The subject lands are located within the 'Business Park' designation according to the City of Woodstock Land Use Plan, as contained in the Official Plan. Land designated as Business Parks are intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned business park setting. Uses within the Business Park designation will generally be characterized by free-standing, low-profile buildings on individual lots in a planned subdivision.

Permitted uses within the Business Park designation include light industrial uses that involve assembly, fabrication, distribution, packaging, storage and manufacturing or printing within wholly enclosed buildings, business support services, technological industries, and office uses.

Development within the Business Park designation will be subject to site plan control to ensure development is high-quality and aesthetically pleasing.

ZONING BY-LAW

The subject lands are zoned 'General Industrial Zone (M3)' within the City of Woodstock's Zoning By-law. The M3 Zone permits a wide range of industrial uses as outlined in Section 19.1 of the Zoning By-Law.

An animal crematorium is not currently included as a permitted use in any of the industrial or commercial zones within the City's Zoning By-Law.

Based on the applicant's sketch provided as Plate 3 of this report, the proposal complies with the provisions of the M3 Zone with respect to building setbacks and location of parking areas.

AGENCY COMMENTS

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

- 1. The proposed site plan for the addition shows conformity to the M3 Zone provisions.
- 2. The applicant should be aware an animal crematorium may require compliance with provincial environmental regulations and bereavement licensing requirements. These approvals will be required for site plan approval and for the issuance of a building permit.
- 3. We are supportive of the application.

The City of Woodstock Economic Development Department indicated they had no concerns with the proposal.

Oxford County Public Works indicated they had no comments regarding the subject zone change application but indicated further comments would be provided through the site plan approval process.

PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on February 19, 2026 and notice of public meeting was issued on March 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 'General Industrial Zone (M3)' to 'Special General Industrial Zone (M3-sp)' to facilitate the development of an animal crematorium as an additional permitted use on the subject lands.

The proposal to develop the site for further employment uses is consistent with the PPS policies respecting intensification, redevelopment, and efficient use of land and municipal services within a serviced settlement area.

Planning staff are of the opinion that the proposed use is also appropriate within the Business Park designation. The crematorium will operate in an employment area that includes a range of industrial uses, will be accommodated and wholly contained within the existing building and proposed addition. The proposed use is considered to be low intensity and compatible with existing development in the Pattulo Ridge Business Park. The existing M3 zoning permits a range of industrial uses, such as a machine shop, manufacturing plant, and assembly plant, that could all potentially be more intensive than the proposed crematorium use. The subject lands are located within an existing industrial area, approximately 525 m (1,772 ft) from the nearest residential use fronting on Greenly Line. Prior to the issuance of any building permits, Environmental Compliance Approvals will be required from the Ministry of Environment, Conservation and Parks for the emissions resulting from the incinerator units and the proposed development will be subject to site plan approval to address matters such as grading and drainage, servicing, and parking and deliveries. Based on the proposed site plan provided by the applicant, the development complies with the setbacks of the M3 zone and parking provisions.

Planning staff are of the opinion that the proposed zone change is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting employment uses within the Business Park designation.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the zone change application submitted by Wildcat Investments Limited, whereby the lands described as Part Lot 18, Plan 1654, Part 1, 41R-3063, known municipally as 30 Ridgeway Circle, City of Woodstock are to be rezoned from 'General Industrial Zone (M3)' to 'Special General Industrial Zone (M3-sp)' to facilitate the development of an animal crematorium on the subject lands.

SIGNATURES

Authored by: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Approved for submission: Original Signed By

Paul Michiels
Director, Community Planning

Plate 1: Location Map with Existing Zoning

File No: ZN 8-26-05 (Wildcat Investments Limited)

PT Lot 18, RCP 1654, Part 1 of 41R-3063- 30 Ridgeway Circle, Woodstock



Legend

- 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



0 192 383 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 18, 2026



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Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



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February 18, 2026

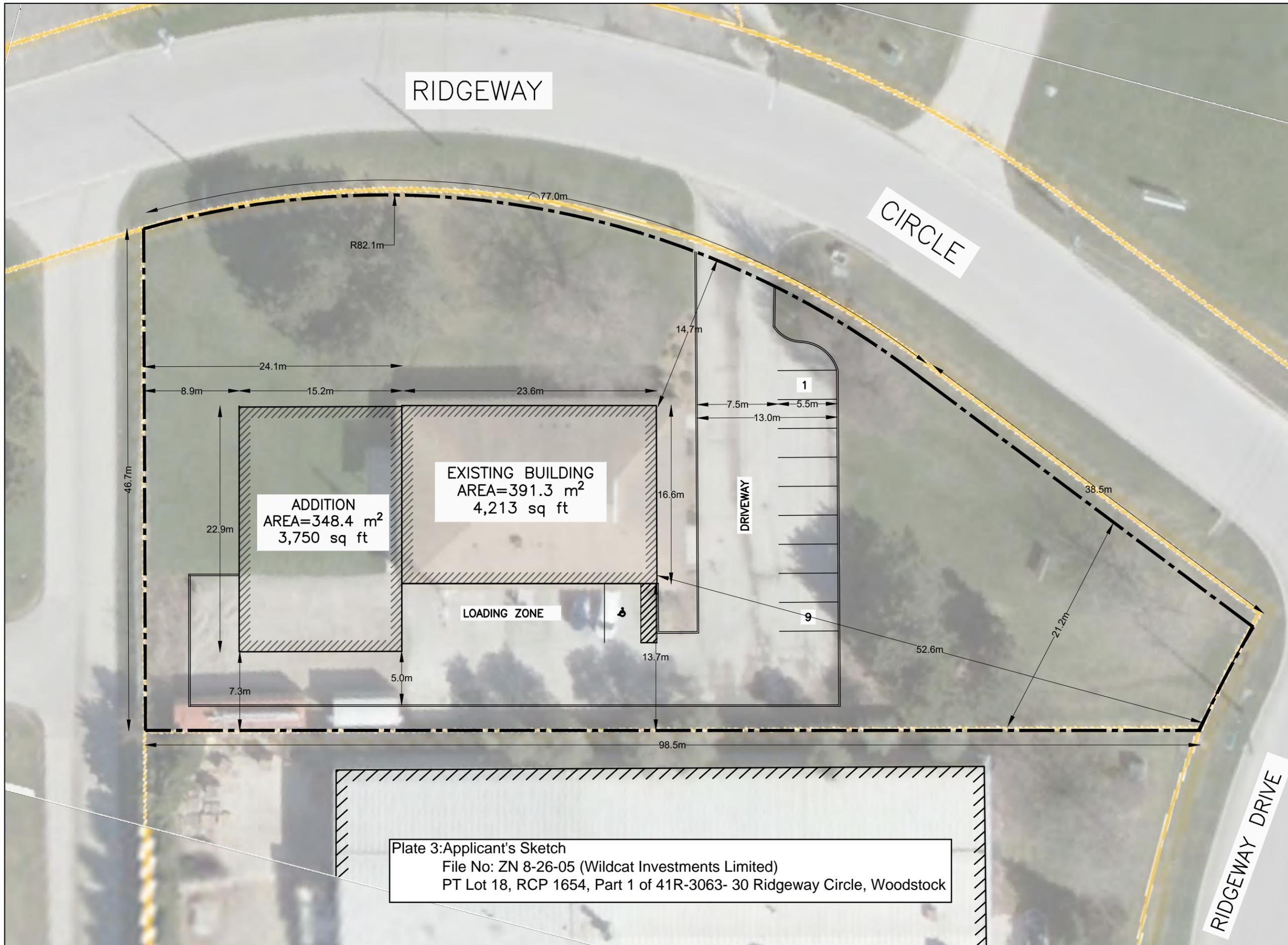


Plate 3: Applicant's Sketch
 File No: ZN 8-26-05 (Wildcat Investments Limited)
 PT Lot 18, RCP 1654, Part 1 of 41R-3063- 30 Ridgeway Circle, Woodstock

KEY PLAN



CONCEPT PLAN
 OF
 30 RIDGEWAY CIR WOODSTOCK

CITY OF WOODSTOCK
 OXFORD COUNTY

SITE STATISTICS
 EXISTING ZONE: M3

	REQUIRED	PROPOSED
LOT AREA (MIN)	N/A	3959.7m ²
LOT COVERAGE (MAX)	70%	18.7%
LOT FRONTAGE (MIN)	20.0 m	21.2m
LOT DEPTH (MIN)	30.0 m	98.5m
FRONT YARD SETBACK (MIN)	15.0 m	52.6m
EXT. YARD SETBACK (MIN)	15.0 m	14.7m
REAR YARD DEPTH (MIN)	7.5 m	8.9m
INT. SIDE YARD WIDTH (MIN)	3.0 m	7.3m
LANDSCAPED OPEN SPACE (MIN)	5%	57.5%
HEIGHT (MAX)	15m	<15m
PARKING (MIN)	1.0 space per 200 m ² GFA** + 1.0 space per 30 m ² of office spaces* (4 + 2 required)	9 SPACES
ACCESSIBLE PARKING (MIN)	1	1

*Calculated based on 36.93m² office area.
 **Calculated based on 739.7m² GFA.

NO.	REVISION	DATE	INITIAL
 TRIGON CONSTRUCTION 30 RIDGEWAY CIRCLE			
 Zelinka Priamo Ltd. LAND USE PLANNERS			
318 Wellington Road, London, Ontario N6C 4P4 Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com			
DRAWN BY LGS	PROJECT NO. TRG/WDK/26-01		
DATE JANUARY 2026	SCALE N.T.S.		