

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-26-03 (1474600 Ontario Inc.)

REPORT HIGHLIGHTS

- The zone change application proposes to amend the existing 'Special Local Commercial Zone (C1-11)' to increase the maximum gross floor area per residential use from 460 m² (4,951.4 ft²) to 650 m² (6,996.5 ft²) and to increase the cumulative gross floor area for all non-residential uses from 714 m² (7,685.4 ft²) to 930 m² (10,010.4 ft²) to facilitate a dental office with additional commercial space on the subject lands.
- Planning staff are recommending that the application be approved as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to neighbourhood serving uses within Low Density Residential areas.

DISCUSSION

BACKGROUND

APPLICANT/OWNER: 1474600 Ontario Ltd.
36 Wellington Street North, Woodstock Ontario N4S 6P3

AGENT: Vance Construction
163 Main Street, Woodstock Ontario N4S 1T1

LOCATION:

The subject lands are comprised of two properties, legally described as Part Park Lot 3, Range 4N, Plan 10, in the City of Woodstock. The lands are located on the south-east corner of the intersection of Devonshire Avenue and Vansittart Avenue and on the south side of Devonshire Avenue and are municipally known as 350 Vansittart Avenue and 360 Devonshire Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

| | | |
|----------------|--------------------------------------------|-------------------------|
| Schedule "W-1" | City of Woodstock Land Use Plan | Residential |
| Schedule "W-3" | City of Woodstock Residential Density Plan | Low Density Residential |

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special Local Commercial Zone (C1-11)

Requested Zoning: 'Amended Special Local Commercial Zone (C1-11)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Vansittart Avenue) and County Road (Devonshire Avenue)

PROPOSAL:

The purpose of the application is to amend the existing Special Local Commercial Zone (C1-11) to increase the maximum gross floor area per non-residential use from 460 m² (4,951.4 ft²) to 650 m² (6,996.5 ft²) and to increase the cumulative gross floor area for all non-residential uses from 714 m² (7,685.4 ft²) to 930 m² (10,010.4 ft²) to facilitate a dental office with additional commercial unit on the subject lands.

On September 18, 2025, City Council approved zone change application ZN8-25-09 to permit an additional use of a medical clinic, a maximum gross floor area per non-residential use of 460 m² and a maximum cumulative gross floor area for all non-residential uses of 714 m² in support of the dentist's office with and additional commercial unit. Since the previous zone change approval, the applicant has determined that additional space is required for the dentist's office and this subsequent application has been made.

Surrounding land uses are generally a mix of residential uses. The subject lands are generally surrounded by single detached dwellings; however, there is an apartment development immediately to the north, a retirement home in close proximity to the north-east, and a cemetery immediately to the west on the west side of Vansittart Avenue.

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

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area as existed in spring 2020.

Plate 3, Applicant's Sketch, provides a proposed site plan for the lands to be rezoned.

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 states that planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities.

Section 2.8.1 directs that planning authorities shall promote economic development and competitiveness by:

- providing a mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- providing a 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 taken into account the needs of existing and future businesses;
- 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; encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Official Plan

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan. Low Density Residential Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadrplexes, low density cluster development and low rise apartments.

In addition to residential uses, City Council will support the provision of service and amenities that enhance the quality of the residential environment within lands designated as residential areas by permitting neighbourhood serving uses to be established. Neighbourhood serving uses include land uses such as schools, churches, daycare facilities, libraries, parks, convenience shopping facilities and community support services which primarily serve a local residential neighbourhood by providing everyday goods and services or fulfilling cultural and social needs.

Section 7.2.3.3 of the Official Plan further establishes criteria to evaluate the acceptability of development proposal for neighbourhood serving uses:

- demonstration that such uses will contribute in a positive way to providing a sense of community by facilitation interaction among residents, by increasing the personal security of residents and by supplying everyday needs;
- such uses will be generally clustered in association with other community-oriented land uses, such as open spaces, pedestrian linkages, or leisure facilities in order to provide a focal point for the neighbourhood or will be located such that they serve as intervening land uses between residential and non-residential development;
- the presence or provision of pathways or sidewalks which facilitate pedestrian access to these uses;
- those uses with the potential to generate significant amounts of traffic and parking, originating from points external to the residential neighbourhood, are located on either major collector or arterial roadways, to minimize the disturbance that is created on local streets;
- screening, buffering, physical separation or other design measures can be utilized to reduce any adverse effects generated by the use on adjacent residential uses. Such effects may include noise, lighting, fumes, parking and outdoor storage;
- it can be demonstrated that such uses complement adjacent residential uses, provide a needed service to the area, and are better located in the Residential Areas designation than in other areas designated in the Plan.

Additionally, proposals to establish neighbourhood serving uses in a Residential Area designation will require a zoning by-law amendment to an appropriate zone. City Council may choose to restrict the location and range of neighbourhood serving uses permitted at a particular location through the Zoning By-Law. Further, neighbourhood serving commercial uses in a Residential Area will be limited to a maximum gross leasable commercial floor area of 930 m².

Zoning By-law

The subject lands are currently zoned 'Special Local Commercial Zone 1 (C1-11)' which permits all of the uses in the C1 Zone, a medical clinic, a maximum gross floor area per non-residential use of 460 m² and a maximum cumulative gross floor area for all non-residential uses of 714 m². The C1 Zone permits residential dwelling units within a non-residential building, an automobile service station, a convenience store with a gross floor area not exceeding 140 m², a drug store, a dry cleaner's distribution station, a laundry shop and a personal service shop.

The applicant has requested this zone change to increase the size of the dentist's office by further modifying the zone provisions to increase the maximum gross floor area per non-residential from 460 m² (4,951.4 ft²) to 650 m² (6,996.5 ft²) and to increase the cumulative gross floor area for all non-residential uses from 714 m² (7,685.4 ft²) to 930 m² (10,010.4 ft²).

Agency Comments

The City of Woodstock Engineering Department (Building Division) provided the following comments:

1. The site plan lacks dimensions to confirm the C1 zoning provisions. Our comments are subject to a proper site plan.
2. We find the request to increase the maximum GFA per use and total GFA to be satisfactory however cannot verify the actual GFA through the submitted drawings. Also if a basement is considered, it should be considered or provided for through the special provisions.

3. Please detail the road widenings if required by the County.
4. No zoning matrix is provided.
5. Driveway and parking area dimensions and yard setbacks are not provided.

Oxford County Public Works Department has provided the following comments:

During Site Plan Application a 3m road widening along the frontage of Devonshire Ave. and a 5m x 5m day lighting triangle will need to be provided at the NW corner of the property.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on March 2, 2026 in accordance with the requirements of the Planning Act. At the time of writing this report, one neighbour expressed concerns over construction impacts and site plan details that are not available at this time or controlled through this application. The same neighbour expressed concerns over the proposed size of the development, and staff indicated to the concerned neighbour that the size of the footprint of the building in the previously provided site plan was not intended to change, but a small second-storey area was proposed (Plate 3).

Planning Analysis

The purpose of the application for zone change is to increase the maximum gross floor area for a non-residential use from 460 m² (4,951.4 ft²) to 650 m² (6,996.5 ft²) and to increase the cumulative gross floor area for all non-residential uses from 714 m² (7,685.4 ft²) to 930 m² (10,010.4 ft²) to facilitate a dental office with additional commercial unit on the subject lands. In 2025, the applicant consolidated two properties (one currently containing a dwelling and one currently containing a former automotive service business) to redevelop the site for the proposed use. City Council approved a zone change (ZN8-25-09) in September 2025 to establish the dentist's office and Local Commercial uses as permitted uses; however, the applicant has since requested an increase to the maximum per non-residential use floor area, as well as the maximum cumulative gross floor area for all non-residential uses to permit a larger dentist's office.

Based on the sketch provided, the proposal appears to meet all of the zone provisions of the C1-11 Zone with the exception of the dentist's office (defined as a medical clinic in the City's Zoning By-Law). It is the opinion of staff that the subject application is consistent with the PPS as the proposal is located within a settlement area, efficiently uses land and infrastructure and promotes economic development and competitiveness.

Planning staff are also satisfied that the proposal maintains the intent and purpose of the Official Plan respecting neighbourhood servicing commercial uses within Low Density Residential areas. The proposed dentist office will provide a medical service to the surrounding residents and broader community and will be clustered with an additional commercial use, sidewalks exist to the subject lands to facilitate pedestrian access, the proposal is located on arterial roads to minimize impacts on local streets, and no negative effects from the development on adjacent properties is expected (noise, lighting, fumes, parking or outdoor storage). Further, the Official Plan limits neighbourhood serving uses to a maximum gross leasable commercial floor area of 930 m², which is the requested maximum cumulative area requested here, and is intended to limit the impact of the commercial use on surrounding residential properties.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent of and purpose of the Official Plan. As such, staff are of the opinion that the applications can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described as Part Park Lot 3, Plan 10, Range 4N in the City of Woodstock, to amend the 'Special Local Commercial Zone (C1-11)' to facilitate the development of a medical clinic on the subject lands.

SIGNATURES

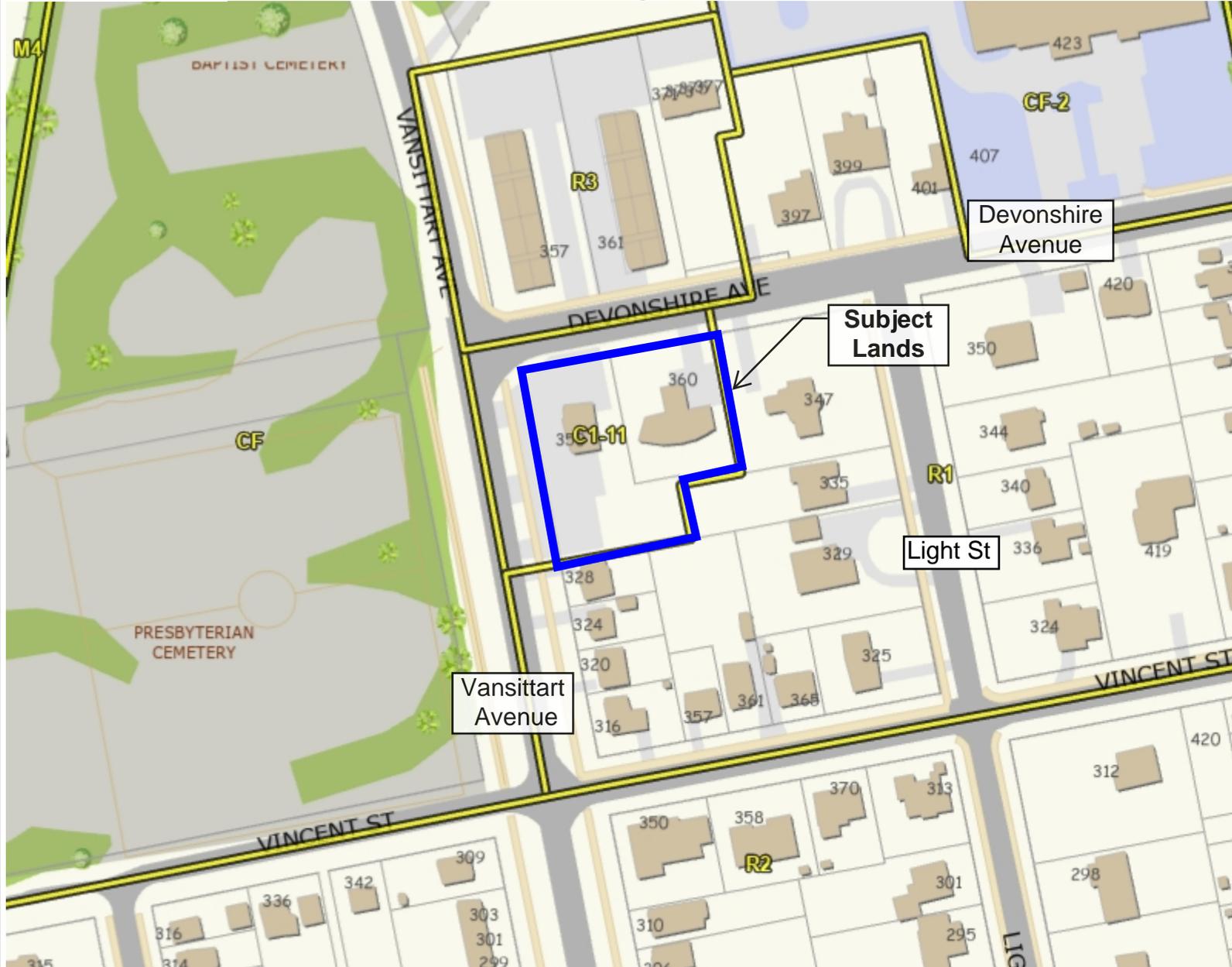
Authored by:

"Original Signed by"

Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

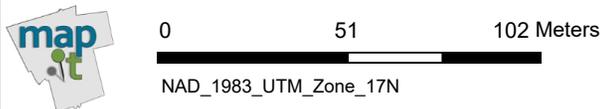
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- 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

January 28, 2026



Legend

Notes



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NAD_1983_UTM_Zone_17N



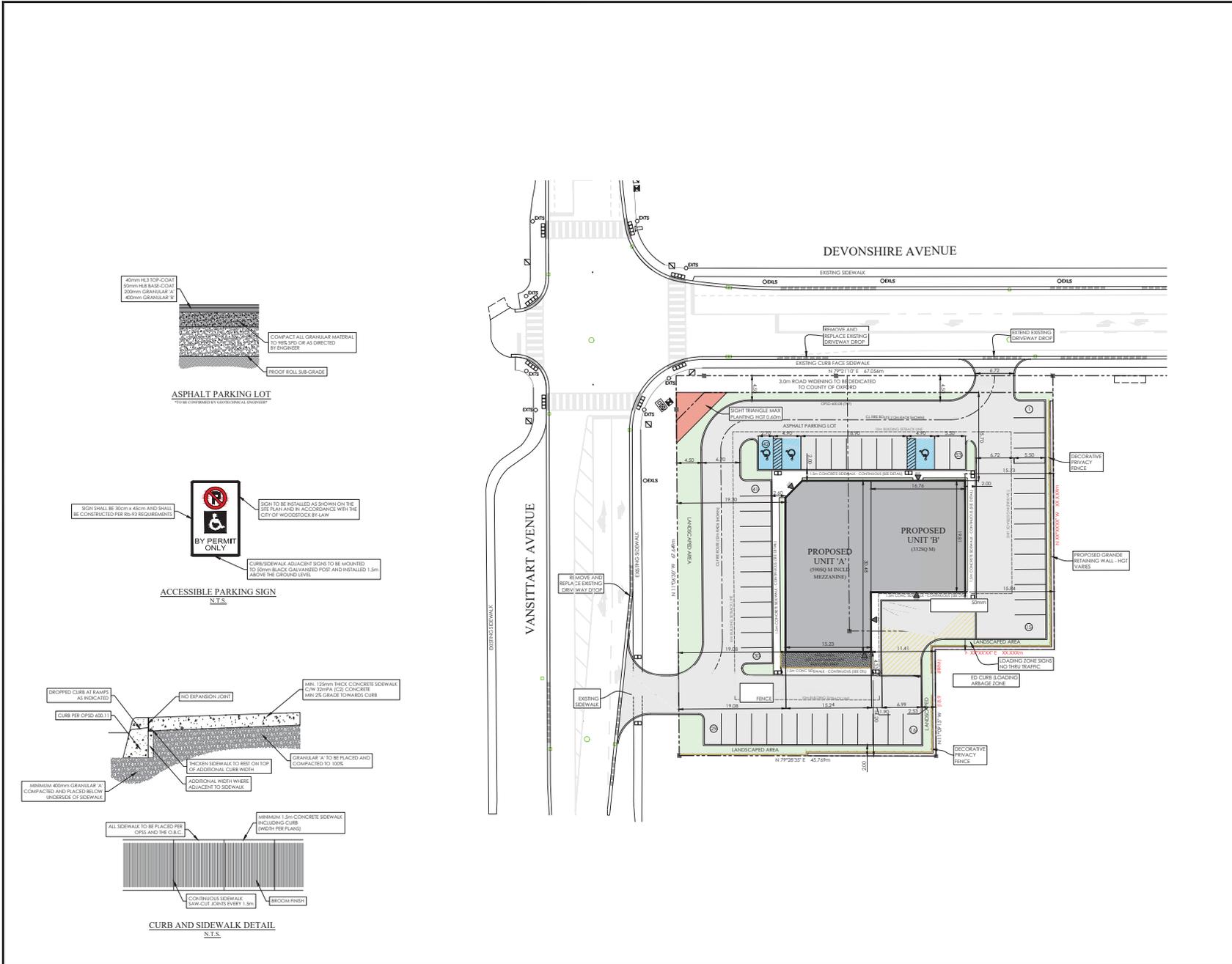
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 26, 2025

Plate 3: Applicant's Sketch

File No.: ZN8-26-03: 1474600 Ontario Inc.

Part Park Lot 3, Plan 10, Range 4N, 350 Vansittart Avenue and 360 Devonshire Avenue, City of Woodstock



| | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------|----------------|--|--|--|--|--|--|--|--|
| NORTH FOR CONSTRUCTION | | TRUE NORTH | | | | | | | | | |
| | | | | | | | | | | | |
| <p>THE POSITION OF POLE LEVEL, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NEARLY 100% ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.</p> | | | | | | | | | | | |
| <p>NOTES:</p> <p>1) THIS IS NOT A SCALE DRAWING.</p> <p>2) ALL WORK TO BE COMPLETED AS NOTED AND SHALL BE IN ACCORDANCE WITH O.P.S. AND O.B.C. SPEC.</p> | | | | | | | | | | | |
| ZONING DATA CHART - M3-2 ZONE | | | | | | | | | | | |
| CURRENT ZONING: CU-11 | | CURRENT USE: SERVICE GARAGE | | | | | | | | | |
| PROPOSED USE: DENIST OFFICE AND COMMERCIAL RENTAL UNIT | | | | | | | | | | | |
| PROVISION | REQUIRED | PROVIDED | | | | | | | | | |
| LOT AREA (sqm) | 4500 ¹ | 4,324 (100% 100%) | | | | | | | | | |
| LOT COVERAGE (CNR) | MAX = 33% | 7920(21) 60% = 20% | | | | | | | | | |
| LOT FRONTAGE (CNR) | MIN = 18m | MIN = 47.5m | | | | | | | | | |
| LOT DEPTH | MIN = 30m | MIN = 47m | | | | | | | | | |
| FRONT YARD & EXT. SIDE | MIN = 1.0m | MIN = 1.57m | | | | | | | | | |
| REAR YARD | MIN = 7.5m | MIN = 7.5m | | | | | | | | | |
| RT. SIDE YARD ABUT. RES. | MIN = 10.0m | MIN = 10.29m | | | | | | | | | |
| INTERNAL ROAD STRIP | MIN = 22.0m | MIN = 20.2m | | | | | | | | | |
| LANDSCAPE AREA | MIN = 10% = 3920 ² | MIN = 4037 ³ | | | | | | | | | |
| BUILDING HGT | MAX = 11m | MAX = 6m | | | | | | | | | |
| NON RES. USES PER LOT | MAX = 2 USES | PROCP. = 2 USES | | | | | | | | | |
| CPA PER NON RES. USE | MAX = 4000 ⁴ | PROCP. = 4000 ⁴ | | | | | | | | | |
| TOTAL CPA NON RES. USE | MAX = 7140 ⁵ | PROCP. = 7140 ⁵ | | | | | | | | | |
| NUMBER OF RES. UNITS | MAX = 2 | PROCP. = 0 | | | | | | | | | |
| PARKING CALCULATIONS | | PROVIDED TOTAL 53 SPACES WITH 3 ACCESSIBLE | | | | | | | | | |
| MEZ PRIVATE OFFICE | 4500(100) = 3 SERVICES | 6 SPACES PERMITTED FOR SALEM STORAGE SERVICES TO BE REMOVED OFF-SITE | | | | | | | | | |
| COMM. RENTAL UNIT | 1320(100) = 1 SPACES | | | | | | | | | | |
| ACCESSIBLE | 4% RES. = 47 SPACES (M3-2 ZONE) | | | | | | | | | | |
| <p>LEGEND - ARCHITECTURAL SITE PLAN</p> <p>▶ MAIN ENTRANCE ◻ HANDICAP PARKING SIGN</p> <p>▶ PERSONNEL/SIDE ENTRANCE ◻ YIELD SIGN</p> <p>▶ LOADING DOCK DOOR ◻ NO PARKING SIGN</p> <p>▶ GRADE LEVEL OVERHEAD DOOR</p> <p>▶ STAIRS AS REQUIRED PER O.B.C.</p> <p>▶ FIRE DEPARTMENT CONNECTION</p> <p>▶ FIRE HYDRANT</p> <p>▶ BOLLARD</p> <p>▶ FIRE ROUTE SIGN</p> | | | | | | | | | | | |
| <p>SURVEY:</p> <p>TOPOGRAPHIC SURVEY COMPLETED BY BRANTWOOD SERVICES LTD.</p> | | | | | | | | | | | |
| <p>BENCHMARKS:</p> <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | | | | | | | | | | |
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| NO. | REVISION | DATE | BY | | | | | | | | |
| | | | | | | | | | | | |
| <p>DESIGNER:</p> <p> BRANTWOOD SERVICES LTD</p> <p>UNIT #1 428 DUNDAS STREET WOODSTOCK, ONTARIO N4S 1B9 7-519-537-1413 TOORDER@BRANTWOODSERVICES.COM</p> | | | | | | | | | | | |
| <p>GENERAL CONTRACTOR:</p> <p> VANCE CONSTRUCTION Building the future, one project at a time!</p> | | | | | | | | | | | |
| <p>PROJECT:</p> <p>PROPOSED COMMERCIAL BUILDING</p> | | | | | | | | | | | |
| <p>DRAWING:</p> <p>ARCHITECTURAL SITE PLAN</p> | | | | | | | | | | | |
| <p>MUNICIPAL ADDRESS:</p> <p>350 VANSITTART AVENUE</p> | | | | | | | | | | | |
| <p>LEGAL DESCRIPTION:</p> | | | | | | | | | | | |
| DESIGN: | T. ROUENBURG | DATE: | MARCH 3, 2026 | | | | | | | | |
| DRAWN: | T. ROUENBURG | HORIZONTAL SCALE: | 1:300 | | | | | | | | |
| CHECKED: | T. ROUENBURG | VERTICAL SCALE: | 1:300 | | | | | | | | |
| ELECTRONIC FILE NAME: | | PROJECT NUMBER: | DRAWING NUMBER | | | | | | | | |
| | | | SSG1 | | | | | | | | |
| | | SHEET: | 1 OF 4 | | | | | | | | |