

**To: Mayor and Members of Woodstock Council**

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

## **Application for Zone Change ZN8-23-21 – Woodstock Veterinary Hospital Professional Corporation**

### **REPORT HIGHLIGHTS**

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- The purpose of the application for zone change is to rezone the subject lands from 'General Industrial Zone (MG)' to 'Special General Industrial Zone (MG-42)' to add a veterinary clinic as an additional permitted use.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan respecting industrial and service commercial uses.

### **DISCUSSION**

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#### **Background**

OWNER: Woodstock Veterinary Hospital Professional Corporation  
866 Nellis Street, Woodstock ON N4S 4C4

AGENT: Zachary Jancsar  
825946 Township Road 8, Innerkip ON N0J 1M0

LOCATION:

The subject property is described as Part Lot 6, Plan 495, in the City of Woodstock. The property is located at the southeast corner of Clarke Street South and James Street, and is municipally known as 51 Clarke Street S.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1" City of Woodstock Land Use Plan

Traditional Industrial

CITY OF WOODSTOCK ZONING BY-LAW No. 8626-10:

Existing Zoning:       General Industrial Zone (M3)

Proposed Zoning:     Special General Industrial Zone (M3-42)

PROPOSAL:

The application for zone change proposes to add a special provision to the M3 Zone to permit a veterinary clinic as an additional permitted use on the subject lands.

The subject lands are approximately 4,975 m<sup>2</sup> (1.23 ac) in area and currently contain a vacant industrial building. The applicant is proposing to repurpose the existing structure for a veterinary clinic.

Surrounding land uses consist primarily of commercial uses to the north, high density residential uses to the northwest, and industrial and institutional uses to the south, west and east.

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

Plate 2, 2021 Aerial Map, provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides an overview of the subject lands and future parking areas, as provided by the applicant.

## **Application Review**

2020 PROVINCIAL POLICY STATEMENT:

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development. Further, Section 1.3.1 of the PPS directs that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional uses 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) facilitating the conditions for economic investment by 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 compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

OFFICIAL PLAN:

The subject lands are designated 'Traditional Industrial' according to the Land Use Plan for the City of Woodstock, as contained in the County Official Plan.

Traditional Industrial areas are lands consisting of existing industrial uses and are planned for a full range of industrial activities. 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.

In addition to the permitted uses, a number of ancillary uses may also be permitted, including service commercial uses (restaurants, service stations, gas bars, repair garages and businesses which directly and primarily provide services to industries or employees of the industries), uses with similar requirements to industries (utilities, public works yards, contractors' yards and police, fire or ambulance depots), recreational facilities, and minor institutional uses (churches, lodges, service clubs, trade unions and community cultural organizations).

In order to maintain the viability of Traditional Industrial Areas, City Council will exercise strict control over the amount of non-industrial activity permitted in such designations and will require that ancillary uses be located at or near the periphery of the industrial designation on arterial or collector roads.

In order to utilize existing industrial buildings within established industrial areas, City Council, through site specific zoning, may permit additional uses located on arterial, collector or minor collector roads, including limited service commercial uses that are directly supportive of and primarily serving business and industry (ATMs, education or training facilities or commercial schools, equipment sales, rental and service, computer or electronics processing services, photocopying, blueprinting, courier services) and limited commercial uses serving the broader public which are complementary to the principal industrial function (warehouse outlet, commercial storage units, catering food services, veterinary clinics or automobile supply store).

ZONING BY-LAW:

The subject lands are currently zoned 'General Industrial Zone (M3)' according to the City's Zoning By-law. The M3 Zone permits a variety of industrial uses, including the uses permitted in the M2 Zone.

The applicant is proposing to rezone the subject property to M3-42 to add a special provision to permit a veterinary clinic on the subject lands. A veterinary clinic is a permitted use within the C4 zone.

AGENCY REVIEW:

The application for zone change was circulated to various agencies considered to have an interest in the proposal. Oxford County Public Works, City of Woodstock Development Commissioner and the Upper Thames River Conservation Authority indicated that they have no comments regarding the zone change application.

The City of Woodstock Building Division and City of Woodstock Development Engineering Division indicated that they have no concerns with the zone change to permit a veterinary clinic on the subject lands.

The City of Woodstock Parks Department indicated that the property does not meet the current landscape standards and will require a landscape plan if the property is subject to site plan approval.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on January 11, 2024 and notice of public meeting was issued on January 29, 2024 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns were received.

## **Planning Analysis**

The application for zone change proposes to add a special provision to the M3 Zone to permit a veterinary clinic on the subject lands.

As the proposal will promote an efficient use of existing infrastructure, a mix and range of employment uses and diverse economic base, Planning staff are satisfied that the proposed development is consistent with the policies of Section 1.3.1 of the PPS with respect to employment uses within a designated Settlement Area.

Staff are also satisfied that the proposal is in keeping with the intent and purpose of the Official Plan. The proposed addition of a veterinary clinic as a permitted use will allow an existing vacant building to be re-utilized and is a limited service commercial use that is permitted in the Official Plan that will serve the broader public while remaining compatible with surrounding industrial, commercial, residential and institutional land uses. The veterinary clinic is not expected to generate unreasonable amounts of traffic and the existing site has appropriate parking for the intended use.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan respecting limited service commercial uses within industrial areas and can be given favourable consideration.

## **RECOMMENDATION**

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It recommended that the Council of the City of Woodstock approve the application for lands described as Part Lot 6, Plan 495, in the City of Woodstock, to rezone the subject property from 'General Industrial Zone (M3)' to 'Special General Industrial Zone (M3-42)' to add a veterinary clinic as a permitted use on the subject lands.

## **SIGNATURES**

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**Authored by:**                      *Original signed by*                      Eric Gilbert, RPP MCIP  
Manager of Development Planning

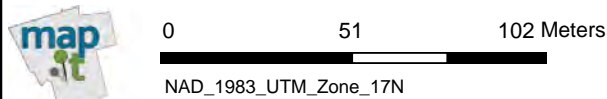
**Approved for submission:** *Original signed by*                      Gordon K. Hough, RPP  
Director



**Legend**

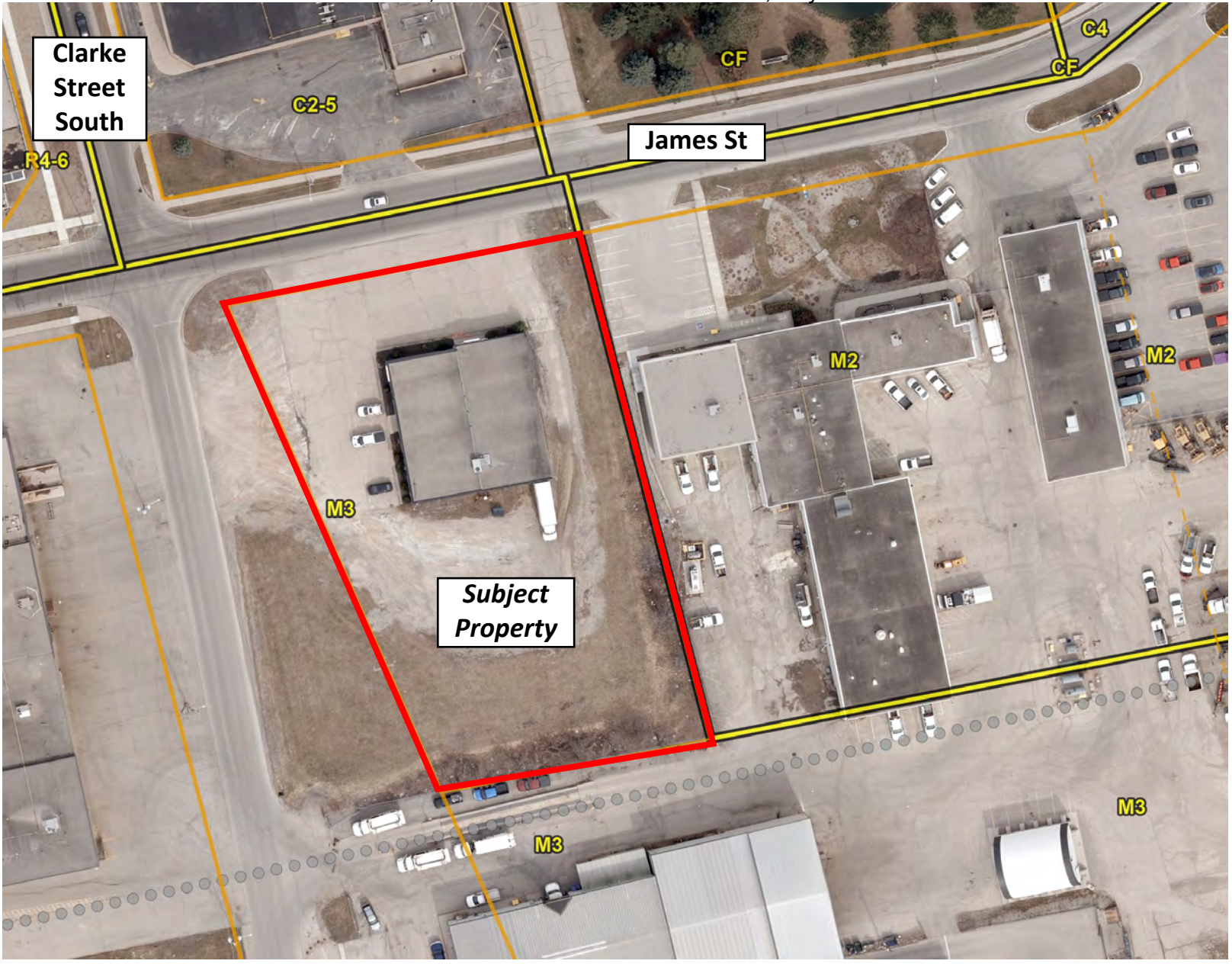
- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines Regulation Limit**
  - 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 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

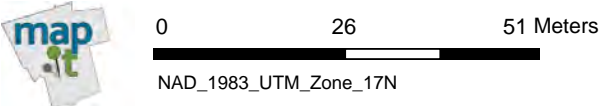
December 21, 2023



**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines Regulation Limit**
  - 100 Year Flood Line
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December 21, 2023

**Plate 3: Applicant's Sketch**  
**File No: ZN 8-23-21- Woodstock Veterinary Hospital Professional Corporation**  
**Part Lot 6, Plan 495 - 51 Clarke St South, City of Woodstock**



**STATS:**

- NEW ZONING TO BE DESIGNATED AS C4
- ZONING REQUIRES 1.0 PARKING SPOTS PER 40sqm OF GROSS FLOOR AREA

SECTION 5.0

Page 5-24

**GENERAL PROVISIONS**

LAND USE	NUMBER OF VEHICLE PARKING SPACES	
	A General Standard	B Downtown as Per Schedule 'D'
Residential Type Business Uses		
- bed and breakfast establishment	1.0 per dwelling unit plus 1.0 per guest room	Same as column A
- hotel or motel	1.2 per guest room	Same as column A
General Business Uses		
- furniture store - retail building supply establishment	1.0 per 90 m <sup>2</sup> of gross floor area	Same as column A
- funeral home	1.0 per 20 m <sup>2</sup> of gross floor area, minimum 20 spaces	1.0 per 50 m <sup>2</sup> of gross floor area
- bank / finance office - retail store or service shop - rental establishment - office or public building - personal service shop - shopping centre (excluding a retail food store) with a gross floor area greater than 600m <sup>2</sup>	1.0 per 30 m <sup>2</sup> of gross floor area	1.0 per 50 m <sup>2</sup> of gross floor area
- eating establishment - commercial club - bar or nightclub - assembly hall	1.0 per 10 m <sup>2</sup> of gross floor area	1.0 per 50 m <sup>2</sup> of gross floor area
- shopping centre with a gross floor area of 600 m <sup>2</sup> or less - retail food store	1.0 per 20 m <sup>2</sup> of gross floor area	1.0 per 50 m <sup>2</sup> of gross floor area
- customer contact centre office/ - medical clinic	1.0 per 15 m <sup>2</sup> of gross floor area	1.0 per 50 m <sup>2</sup> of gross floor area
Amended by By-Law 8847-13		
Industrial Type Uses		
- truck terminal - industrial establishment - warehouse - wholesale outlet	1.0 space per 200 m <sup>2</sup> gross floor area plus 1.0 space per 30 m <sup>2</sup> of office space	N/A
- veterinarian's clinic, animal kennel and animal shelter	1.0 per 40 m <sup>2</sup> of gross floor area	N/A

- GROSS AREA OF BUILDING EXISTING/PROPOSED: 620SQM
- 620/40 = 15.5 SPOTS REQUIRED
- EXISTING SPOTS = 18
- BUILDING REAR FUTURE PARKING POTENTIAL = ~27
- SITE CAPACITY FOR TOTAL PARKING = ~45 SPOTS



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER \_\_\_\_\_

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'M3-42' the zone symbol of the lands so designated 'M3-42' on Schedule "A" attached hereto.
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"19.3.42      **M3-42                   SOUTHEAST CORNER OF JAMES STREET AND CLARKE  
ROAD SOUTH                   (KEY MAP 65)**

19.3.42.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-42 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law;  
A *veterinarian's clinic*.

19.3.42.2      That all other provisions of the M3 Zone in Section 19.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 15<sup>th</sup> day of February, 2024.

READ a third time and finally passed this 15<sup>th</sup> day of February, 2024.

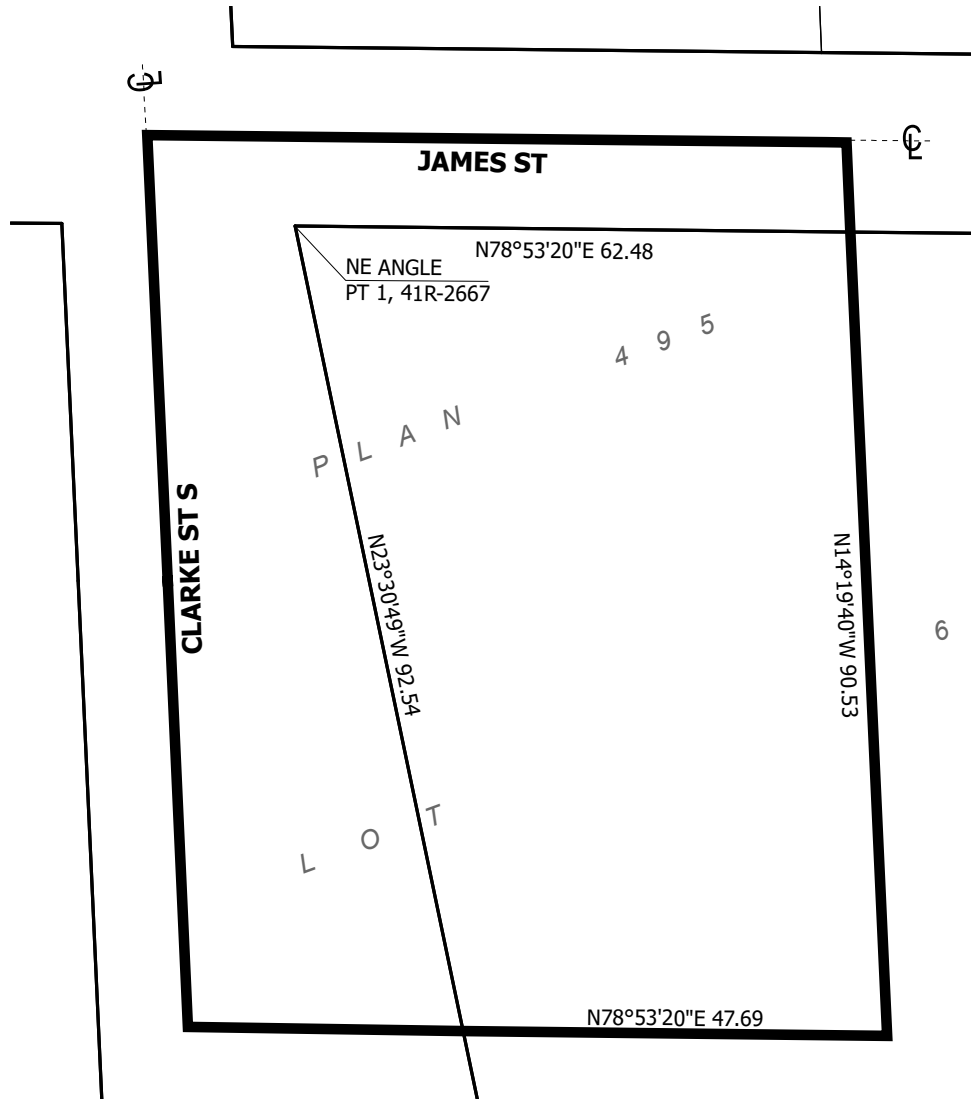
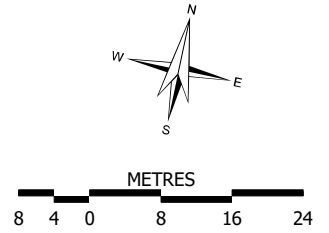
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Mayor – Jerry Acchione

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Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. \_\_\_\_\_  
 PT LOT 6, PLAN 495  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-42

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

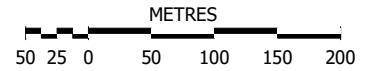
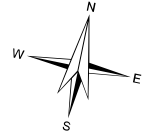
TO BY-LAW No. \_\_\_\_\_, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

# KEY MAP



 LANDS TO WHICH BYLAW \_\_\_\_\_ APPLIES

