

To: Mayor and Members of Woodstock Council

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

Application for Zone Change ZN8-24-08 – Woodstock Business Centre Inc.

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands 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 regional and neighbourhood-serving commercial uses.

DISCUSSION

Background

OWNER: Woodstock Business Centre Inc.
9300 Goreway Drive, Suite 111, Brampton ON L6T 0C4

APPLICANT: Dr. Hardikkumar Patel Veterinary Medicine Professional Corporation
913 Valencia Court, Kitchener ON N5R 0R5

AGENT: Jay Gill
905-10 Dayspring Circle, Brampton ON L6P 4N1

LOCATION:

The subject property is described as Part Lot 9 and 10, Plan 41M-82, Part 2 of 41R-9080, in the City of Woodstock. The property is located on the northwest corner of the intersection of Juliana Drive and Montclair Drive, and is municipally known as 200 Montclair Drive.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1” City of Woodstock Land Use Plan

Regional Commercial Node

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

Existing Zoning: Special Regional Commercial Zone (C6-1)

Proposed Zoning: Amended Special Regional Commercial Zone (C6-sp)

PROPOSAL:

The application for zone change proposes to amend the Special Regional Commercial Zone (C6-1) zoning present on the property to permit a veterinary clinic as an additional permitted use on the subject lands.

The subject lands are approximately 9,480 m² (2.34 ac) in area and currently contain a commercial plaza that is under construction. The applicant is proposing to establish a veterinary clinic within one of the units, with an approximate area of 357.3 m² (3,846 ft²).

Surrounding land uses consist primarily of regional commercial uses to the north, west and east, with industrial uses to the south, and vacant commercial lands to the south on the opposite side of Juliana Drive.

Plate 1, Existing Zoning & Location Map, 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.

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:

Section 1.1.1 of the PPS indicates that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term, accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space uses to meet long-term needs.

The policies of Section 1.1.3.1 state 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.

Further, according to Section 1.7, long-term prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

OFFICIAL PLAN:

The subject lands are designated 'Regional Commercial Node Development' (RCN) according to the Land Use Plan for the City of Woodstock, as contained in the County Official Plan and is subject to the site-specific policies of Section 7.3.3.4.2.

According to Section 7.3.3.1, RCNs are intended to provide 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. Within the context of the County of Oxford, Regional Commercial Nodes will serve a trade area population of approximately 50,000 people.

Uses permitted within Regional Commercial Nodes generally include a wide range of retail outlets, grocery and food stores, medical and dental offices and clinics, personal services, financial offices and services, convenience commercial uses, restaurants, home and auto supply stores, pharmacies and commercial recreation uses. In addition, uses such as retail warehouses, large specialty superstores, either in freestanding buildings or incorporated into a shopping area, may be permitted through site specific zoning. A veterinary clinic is considered a permitted use within the Regional Commercial Node.

Section 7.3.3.4.2 contains a number of floor area limits for non-department store type uses and outlines the requirements for market impact studies to amend the floor area limits.

ZONING BY-LAW:

The subject lands are currently zoned 'Special Regional Commercial Zone (C6-1)' according to the City's Zoning By-law. The C6-1 permits a wide variety of commercial uses, including a medical clinic, drug store, and retail store. A retail food store or supermarket, brewers retail outlet and LCBO outlet are prohibited uses.

The applicant is proposing to rezone the subject property to C6-13 to add a veterinary clinic as an additional permitted use 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, Upper Thames River Conservation Authority, 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.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on March 27, 2024 and notice of public meeting was issued on June 3, 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 amend the current zoning provisions on the subject lands to permit a veterinary clinic as an additional permitted use within the commercial plaza that is currently under construction 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.

The Regional Commercial Node Designation permits a wide variety of commercial uses, including a medical clinic, drug store, personal service establishment and retail store. These uses are similar to a veterinary clinic, and Planning staff are of the opinion that the proposed veterinary clinic is an appropriate use within the Regional Commercial Node designation and will serve the broader public while remaining compatible with surrounding commercial 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. As the veterinary clinic is not a department store type use or a small retail use that could be readily accommodated in the Central Area, no market impact study is required.

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 commercial uses within the Regional Commercial Node designation and can be given favourable consideration.

RECOMMENDATION

It recommended that the Council of the City of Woodstock approve the application for zone change for lands described as Part Lot 9 and 10, Plan 41M-82, Part 2 of 41R-9080, in the City of Woodstock, to rezone the subject property from ‘Special Regional Commercial Zone (C6-1)’ to ‘Special Regional Commercial Zone (C6-13)’ to add a veterinary clinic as a permitted use on the subject lands.

SIGNATURES

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

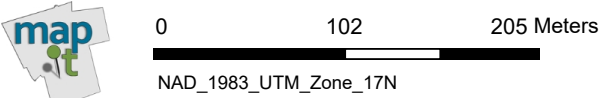
Approved for submission: *Original signed by* Gordon K. Hough, RPP
Director



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



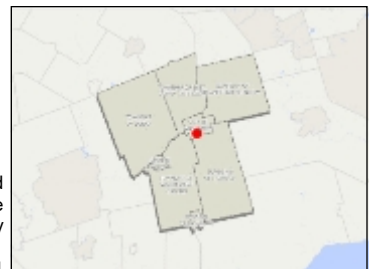
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Legend

- Parcel Lines**
- Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

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

March 21, 2024

Plate 3- Applicant's Sketch

File No.: ZN 8-24-08: Woodstock Business Centre Inc.

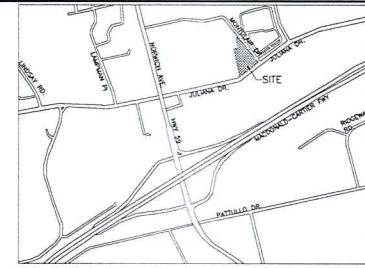
Plan 41M82, Pt. 10, Part 2, 41R9080 Part Lot 9 - 200 Montclair Drive, City of Woodstock

CITY OF WOODSTOCK BUILDING DEPARTMENT APPROVED WITH RESPECT TO ZONING BYLAW ONLY
 October 6, 2023
 DATE: *Alex Panto*
 SIGNATURE

CITY OF WOODSTOCK BUILDING DEPARTMENT ALL WORK TO CONFORM TO APPROVED PLANS

CITY OF WOODSTOCK BUILDING DEPARTMENT PLEASE CALL FOR INSPECTIONS

CITY OF WOODSTOCK Building Department PLANS REVIEWED BY Eugenio DiMeo
 for the CHIEF BUILDING OFFICIAL
 DATE: October 24, 2023



KEY PLAN SCALE -NTS

PROJECT STATISTICS

ADDRESS: 200 MONTCLAIR DRIVE, WOODSTOCK
 ZONING: REGIONAL COMMERCIAL ZONE(C-6), PARCEL C6-1, KEY MAP 88

	REQUIRED	PROPOSED
TOTAL LOT AREA (m ²)	-	16602.1950M (2.62ACRE)
LOT FRONTAGE	20M	155.655 M
LOT DEPTH	30M	71.35 M(AVG.)
LOT COVERAGE	30%	25.28% (2766.55 SQM)
BUILDING 'A' GFA PERMIT ISSUED		204.45 SQM
BUILDING 'B' GFA *		1222.85 SQM
BUILDING 'C' GFA *		1901.54 SQM
BUILDING 'D' GFA		357.50 SQM
TOTAL GFA		2786.55 SQM
BUILDING HEIGHT (MAX.)		
BUILDING 'A'	11.0M	6.76M
BUILDING 'B'	11.0M	6.76M
BUILDING 'C'	11.0M	6.76M
BUILDING 'D'	11.0M	6.76M
LANDSCAPE AREA	10%	1770.88 SQM (16.70%)
ASPHALT PAVEMENT AREA		6044.76 SQM (57.01%)
LOADING	02	02
PARKING	124	125

SETBACKS

	REQUIRED(MIN)	PROPOSED
FRONT YARD (EAST)	3.0M	4.50M
REAR YARD (WEST)	3.0M	4.55M
EXTERIOR YARD (SOUTH)	7.5M	7.50M
INTERIOR YARD (NORTH)	3.0M	3.00M

PARKING

	REQUIRED	PROPOSED
PARKING CALCULATION		
15P./2250M ² =NET COMMERCIAL AREA/22	124	125

ACCESSIBLE PARKING= 1 SPACE PER 35 REQ. SPACE +1

	5 SPACES (3 TYPE--A+ 2 TYPE--B)	6 SPACES (3 TYPE--A+ 3 TYPE--B)

SCOPE OF WORK:
 THE PROPOSED DEVELOPMENT IS FOR 4 NEW INDIVIDUAL ONE-STORY COMMERCIAL BUILDINGS (FOR SHELL BUILDINGS A, B, C, AND D). BUILDING A WILL BE A RESTAURANT WITH A DRIVE-THROUGH LANE. BUILDINGS B AND C WILL HAVE NUMEROUS RETAIL/COMMERCIAL UNITS, AND BUILDING D WILL BE FOR A BUSINESS/PERSONAL SERVICES USE (BANK). ALL FOUR BUILDINGS, WITH A TOTAL GFA OF 2843.15 SQ.M., WILL BE SPRINKLERED.

LEGEND

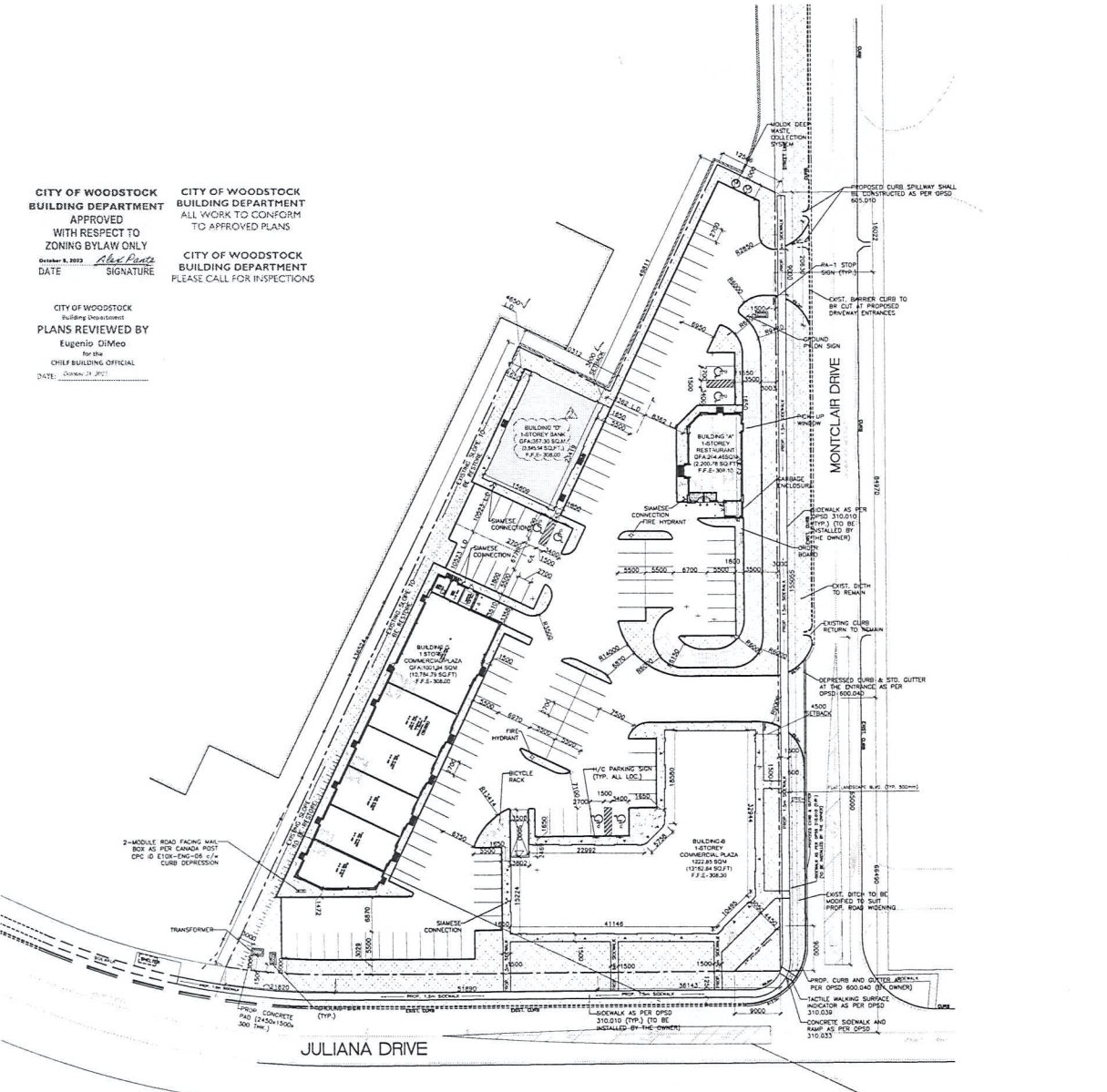
- PROPERTY LINE
- PROPOSED BUILDING
- LANDSCAPE
- CONC. WALKWAY
- HANDICAP PARKING
- MAN DOOR
- OVERHEAD DOOR

MUNICIPAL ADDRESS & LEGAL DESCRIPTION:
 200 MONTCLAIR DR., WOODSTOCK ON.
 PART OF LOT 10 PLAN 41M-82 AND PART OF 9 REGISTRAR'S COMPLETED PLAN NO.-1654 IN THE CITY OF WOODSTOCK COUNTY OF OXFORD.

OWNER INFO:
 WOODSTOCK BUSINESS CENTRE INC.
 8200 GOREWAY DR., UNIT 111
 BRAMPTON, ON L6P 4N1
 ATTN: ROHIT PARMAR

APPLICANT:
 n Architecture Inc
 9120 Leslie Street Suite-208
 Richmond Hill, Ontario L4B 3J9
 T: 416.256.9741
 E: info@narchitecture.com
 www.narchitecture.com

SURVEY INFORMATION TAKEN FROM:
 BROOKS & MUIR SURVEYING
 ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS
 UNIT 120-514 PRINCESS STREET,
 WOODSTOCK ON, N4S4S9
 T: 519-539-8089 F: 519-539-8089
 EMAIL - brooks@bmeil.net



1 SITE PLAN
 A6-10 SCALE -1:400

n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT
 9120 Leslie Street, Suite-208
 Richmond Hill, Ontario, L4B 3J9
 T: 416.256.9741
 E: info@narchitecture.com
 www.narchitecture.com

ONTARIO ASSOCIATION OF ARCHITECTS
 WITH M.A.S.A. LICENSE #211
 2023 OC 105
 PROJECT NORTH

5th OCTOBER 2023
 ISSUED FOR B.P. REV-1

No.	Date	Version	Drawn
2.	2023-10-05	ISSUED FOR B.P. REV-1	E.Y.
1.	2022-09-28	ISSUED FOR B.P.	E.Y.

PROJECT:
 PROPOSED COMMERCIAL DEVELOPMENT (SHELL BUILDING- D) 200 MONTCLAIR DR., WOODSTOCK, ON

DRAWING TITLE:
 SITE PLAN

DRAWN BY: AK **DATE:** 17 FEBRUARY 2022
CHECKED BY: NM **SCALE:** AS NOTED

PROJECT NO.: **DRAWING NO.:**
 22-21 Ad-1.0

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 'C6-13' the zone symbol of the lands so designated 'C6-13' on Schedule "A" attached hereto.
2. That Section 16.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"16.3.13 **C6-13 NORTHWEST CORNER OF JULIANA DRIVE AND MONTCLAIR AVENUE
(KEY MAP 88)**

16.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 16.1 of this By-law;
A *veterinarian's clinic*.

The following uses shall be prohibited within any C6-13 Zone:

A retail food store or supermarket;
A brewers retail outlet;
An LCBO outlet.

16.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-13 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

16.3.13.2.1 Notwithstanding any land severances or land ownership, those lands zoned C6-1 & C6-13 shall be considered one *lot* for the purpose of this zoning by-law.

16.3.13.3 That all of the provisions of the C6-1 Zone in Section 16.3.1.2 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 20th day of June, 2024.

READ a third time and finally passed this 20th day of June, 2024.

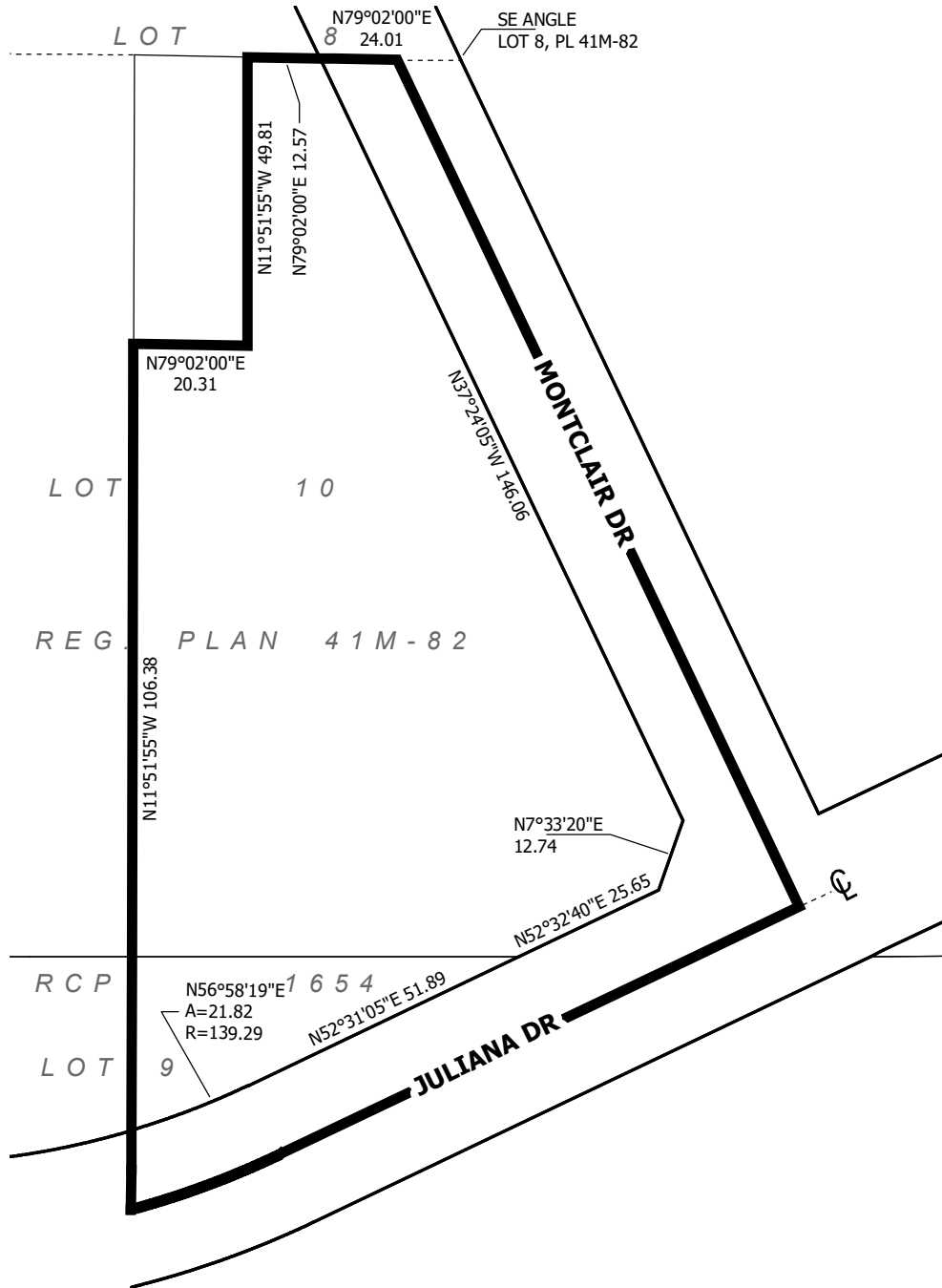
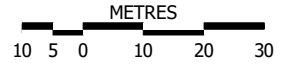
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 10, REG. PLAN 41M82 AND PART LOT 9, RCP 1654
 PART 2 & 4, REF. PLAN 41R9080 EXCEPT PART 1, REF. PLAN 41R10192
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C6-13

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

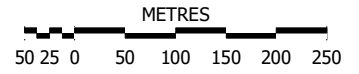
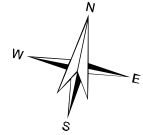
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024

 MAYOR

 CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES