

To: Mayor and Members of City of Woodstock Council

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change ZN 8-24-25 - Rowell

REPORT HIGHLIGHTS

- The Zone Change Application proposes to rezone the lot from 'Highway Commercial Zone (C4) to 'Special Highway Commercial Zone (C4-sp)' to include 'funeral home' as an additional permitted use on the subject property.
- No new development is proposed as part of this application. The 'funeral home' use is proposed to be part of Wareing Cremation Services Inc., an existing business located in the commercial building on the subject property.
- 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 Service Commercial areas.

DISCUSSION

Background

OWNER: John and Dawn Rowell
288 Light Street, Woodstock, ON N4S 6J2

APPLICANT: Wareing Cremation Services Inc. (Paul Wareing)
225 Norwich Avenue, Woodstock Ontario N4S 3V8

LOCATION:

The subject property is described as Lot 8, Part Lots 7 & 9, Plan 73, Part 1 of 41R-3284, and is located on the east side of Norwich Avenue, lying between Alice Street and Anne Street in the City of Woodstock and are municipally known as 225 Norwich Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

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

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Highway Commercial Zone (C4)'

Requested Zoning: 'Special Highway Commercial Zone (C4-sp)'

PROPOSAL:

The purpose of this application is to rezone the subject property from 'Highway Commercial Zone (C4)' to 'Special Highway Commercial Zone (C4-sp)' to include 'funeral home' as an additional permitted use on the subject property. No new development is proposed by this application.

The proposed 'funeral home' use will be incorporated into an existing business located in the commercial building on the subject property, Wareing Cremation Services Inc. The current zoning allows Wareing Cremation Services Inc. to meet with people to arrange for Final Arrangements and to sell items (urns, jewelry etc.). The zone change is required to permit the use of one room as a Hold Room, the room required to transfer the deceased from a stretcher to a cremation container (casket). The Hold Room will only be used for this purpose; no setting of features, embalming, public viewing, or memorial services are proposed to take place on the subject property. Modifications to the room will include installing an exhaust fan vented to the outdoors and a backflow preventer on the source water lines as per industry regulations.

The subject lands are approximately 7,820.63 m² (84,180.56 ft²), and currently contain a 605 m² (6,154.32 ft²) multi-tenant building used for offices, and two accessory structures. There are approximately sixty (60) parking spaces on the subject property. Surrounding uses include commercial land uses to the west and residential to the north, east, and south.

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

Plate 2, Aerial Map (2020 Air Photo), provides an aerial view of the subject lands and vicinity.

Plate 3, Applicant's Sketch, depicts subject lands, 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.

2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development and within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. This section also directs that land use patterns within settlement areas should 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, states 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, and provide 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.

OFFICIAL PLAN

The subject property is designated 'Service Commercial' according to the City of Woodstock Land Use Plan. Chapter 7 of the Official Plan contains policies specific to the City of Woodstock and provides guidance with respect to the designation of service commercial lands in the City.

Section 7.3.1, Strategic Approach, provides that it is a strategic goal of the City to improve the economic strength of Woodstock, thereby increasing employment opportunities and expanding the assessment base, through the efficient use of vacant and underutilized land designated for employment activity.

Section 7.3.4 sets out policies for Service Commercial Areas. The intent of the Service Commercial designation is to promote a nodal or clustered form of development by facilitating the grouping of commercial uses into integrated forms of development that have common access points and parking facilities. These areas provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area or within Shopping Areas because of their site area, access or exposure requirements or due to incompatibility or land use conflicts with residential development. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide ranging market area.

New uses permitted within the Service Commercial designation include video rental establishments, commercial recreational establishments, automotive service stations, gas bars, car wash facilities, retail sales of automobile supplies, automated teller machines or kiosks, tourist information outlets or kiosks, hotels, motels, automotive services, automotive dealerships, building supply outlets and hardware stores, sale of seasonal produce, furniture stores and home furnishing stores, nurseries and garden centres, animal hospitals and boarding kennels, assembly halls and private clubs, personal and business services, convenience commercial uses, retail food stores, recreation and entertainment uses, restaurants and fast food outlets, uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer a service to the traveling public, business and industry.

Proposals to amend the Official Plan and/or the Zoning By-Law to expand or add a Service Commercial designation or to add permitted uses within a Service Commercial area will be evaluated on the basis of the following:

- The compatibility of the proposed use(s) or development with surrounding land uses.
- The likely effect of the proposed development on the ability to implement planned land uses in the vicinity.
- The availability of utilities and sewer and water facilities to service the site.
- The potential impact of traffic from the proposed Service Commercial Area on the City and County road system and on surrounding land uses.
- The effect of proposed new or expanded Service Commercial area on environmental resources as well as how such new or expanded Service Commercial area may be

affected by environmental constraints will be addressed in accordance with the policies of Section 3.2 and Section 10.4, as appropriate.

ZONING BY-LAW

The subject property is currently zoned 'Highway Commercial (C4)' according to the City of Woodstock Zoning By-law No. 8626-10. Permitted uses within the 'Highway Commercial (C4)' includes a residential use set out in Section 14.1.1, and a range of non-residential uses outlined in Section 14.1.2. A 'funeral home' is not a permitted use in the 'C4' zone.

The applicant proposes to rezone the subject property from 'Highway Commercial (C4)' to 'special Highway Commercial (C4-sp)' to include 'funeral home' as an additional permitted use.

Section 2.0 in the City's Zoning by-law defines 'FUNERAL HOME' as a lot, building or structure or part thereof used for the preparation of deceased persons for burial or cremation and for the viewing of said deceased persons and may include accessory meeting rooms, chapel or the retail sale of related items.

'Funeral Home' is a permitted use within the 'Community Facility (CF)' zone, as set out in Section 22.0 of the Zoning By-law. Relevant provisions in the 'CF' zone for Non-Residential Uses (which includes a 'funeral home') include:

- Minimum Lot Area of 650 m²
- Maximum Lot Coverage of 30% of the lot area
- Minimum Lot frontage of 20 m

The subject property appears to comply with the relevant zone provisions including but not limited to lot area, lot coverage, and lot frontage.

Section 5.4.2 sets out Off-Street Parking required for different uses. There are currently sixty (60) parking spaces on the subject property which meets the zoning provisions for off-street parking requirements for the current and proposed uses.

AGENCY COMMENTS

The application was circulated to a number of public agencies considered to have an interest in the proposal. All of the comments received through the circulation process are summarized below.

City of Woodstock Development Commissioner, City of Woodstock Development and Special Projects Engineer, and Oxford County Public Works reviewed the application and indicated that they do not have any concerns or comments at this time.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on November 12, 2024, and November 25, 2024, respectively. At the time of writing this report, Staff had not received any comments regarding the application.

Planning Analysis

The purpose of the application is to rezone the subject lands to include 'funeral home' as an additional permitted use on the subject property.

Staff are satisfied that the proposal is consistent with the intent of the PPS with respect to Settlement Areas being the focus of growth and development, and with the intent of promoting economic development.

Planning staff are of the opinion that adding 'funeral home' as a permitted use within a Service Commercial use is consistent with the evaluation criteria as set out in Section 7.3.4.2 of the Official Plan for adding new uses to Service Commercial areas. Specifically, as the proposed use will be incorporated into the existing business, and no new development is proposed as part of this application, staff does not anticipate any impacts on surrounding lands uses or land uses in the vicinity. Furthermore, there will not be any changes to utilities, sewer and water facilities servicing the site as a result of adding the use, nor is there any anticipated impact to vehicular traffic on the City and County road system or on surrounding lands uses. Planning staff are of the opinion that the addition of 'funeral home' as a permitted use is consistent with the general intent and purpose of the Official Plan.

It is Planning staff's opinion that the application for a zone change to permit 'funeral home' as a permitted use is consistent with the provisions of the Planning Act and the policies of the Provincial Planning Statement (2024) and maintains the general intent and purpose of the Official Plan and can be given favourable consideration.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for lands described as Lot 8, Part Lots 7 & 9, Plan 73, Part 1 of 41R-3284 in the City of Woodstock, to rezone the subject property from 'Highway Commercial (C4)' to 'Special Highway Commercial (C4-sp)' to include 'funeral home' as an additional permitted use.

SIGNATURES

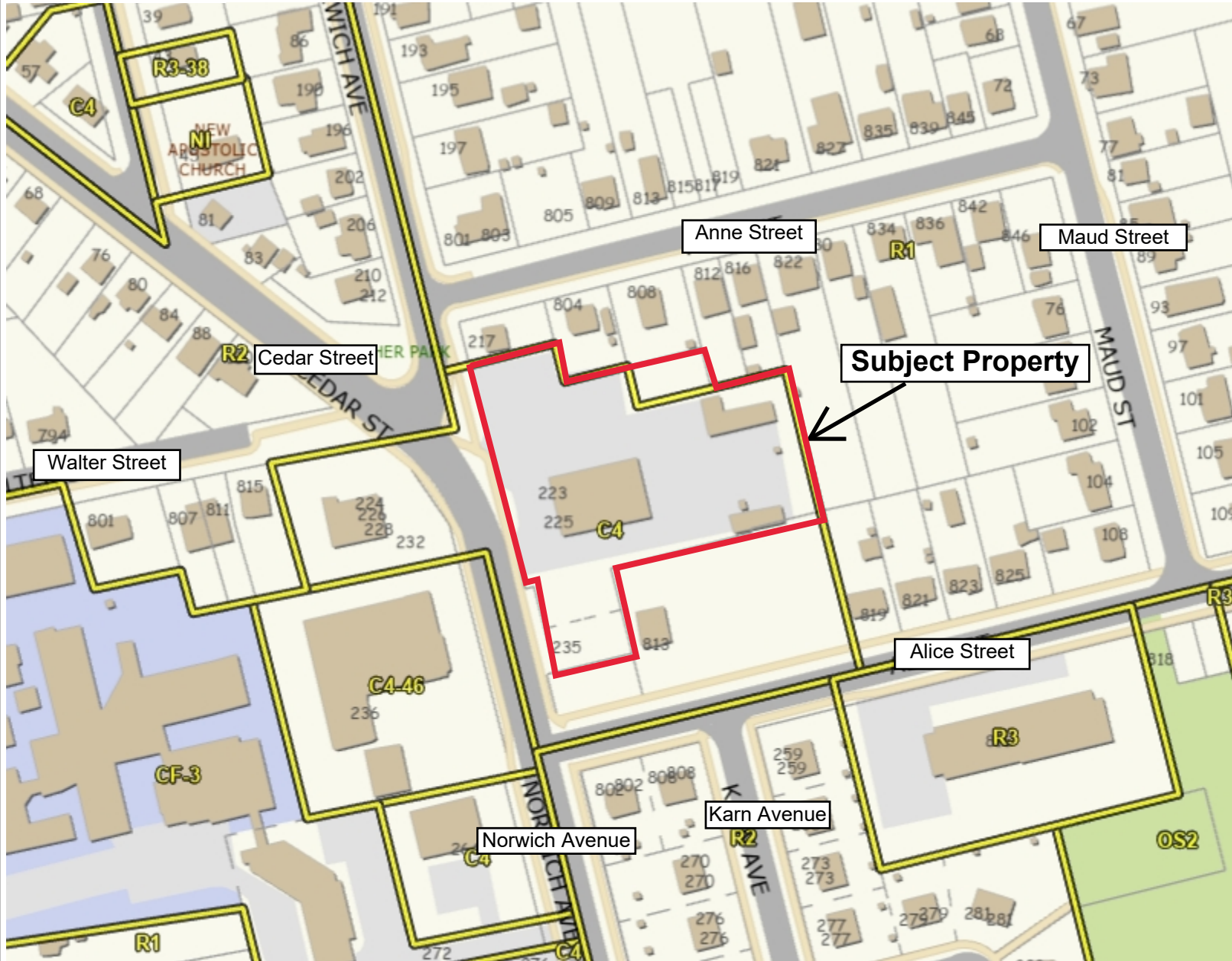
Authored by:

"Original Signed By"

Laurel Davies Snyder, RPP, MCIP
Development Planner

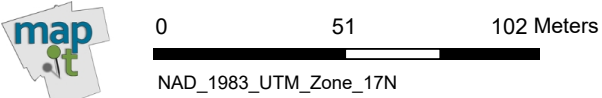
Approved for submission: *"Original Signed By"*

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



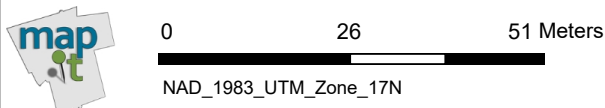
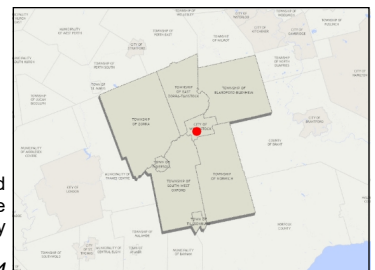
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Legend

- Zoning Floodlines
Regulation Limit
- ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
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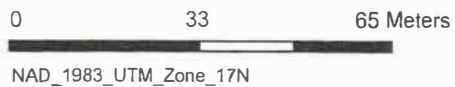
November 5, 2024



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



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October 25, 2024

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 'C4-58' the zone symbol of the lands so designated 'C4-58' on Schedule "A" attached hereto.
2. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

"14.3.58` **C4-58 LOT 8, PART LOTS 7 & 9, PLAN 73, PART 1 OF 41R-3284, 225 NORWICH AVENUE (KEY MAP 74)**

14.3.58.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-58 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All *uses* permitted in Section 14.1 of this By-law;
A *funeral home*.

14.3.58.2 That all the provisions of the C4 Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

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

READ a first and second time this 9th day of December 2024.

READ a third time and finally passed this 9th day of December 2024.

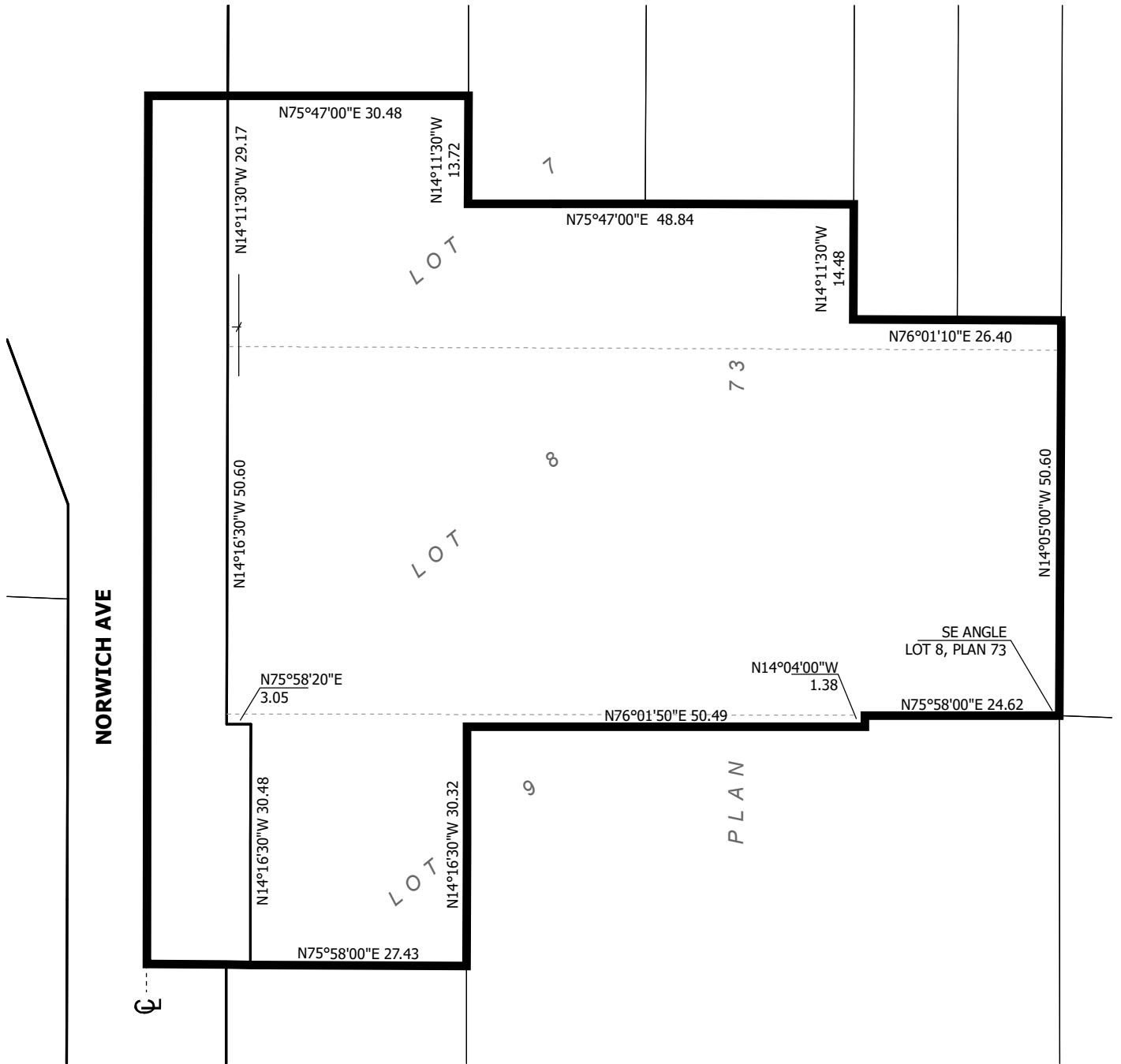
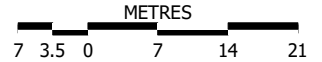
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

LOT 8, PART LOTS 7 & 9, PLAN 73
PARTS 1 & 2, REF. PLAN 41R-3284 AND PART 1 REF. PLAN 41R-5009
CITY OF WOODSTOCK



THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

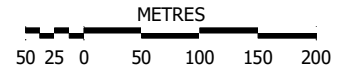
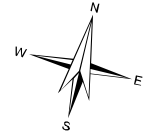
 AREA OF ZONE CHANGE TO C4-58

NOTE: ALL DIMENSIONS IN METRES



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KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Growing stronger together

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