

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-24-06 – Seyed Jafar Tafresh I

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to amend the existing Special Highway Commercial Zone (C4-46) to permit the sales of home décor and furnishings, artwork, specialty artisan food and to permit an accessory use of art classes and workshops.
- 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 highway commercial uses.

DISCUSSION

Background

APPLICANT/OWNER:

Seyed Jafar Tafresh I, Seyed Mojtab A
116 Newton Drive, North York, ON M2M 2N1

AGENT:

Katherine Strilisky
61 Potters Way, Woodstock, ON N4S 9A1

LOCATION:

The subject property is described as Plan 187, Park Lot 9, Plan 216, Park Lot 50C in the City of Woodstock. The property is located on the east side of the corner of Norwich Avenue and Alice Street, and is municipally known as 236 Norwich Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

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

Service Commercial

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

Existing Zoning: Special Highway Commercial (C4-46)

Proposed Zoning: Amended Special Highway Commercial (C4-46)

PROPOSAL:

The application for zone change proposes to add permitted uses to the C4-46 Zone to permit the sales of home décor and furnishings, artwork, specialty artisan food and to permit an accessory use of art classes and workshops.

The subject lands are approximately 5,632 m² (60,623.6 ft²) in area and currently contain a structure with approximately five separate retail units. The applicant is proposing to permit a business with the added uses in one of the units.

Surrounding land uses consist primarily of commercial uses with a community facility to the west and residential uses in close proximity to the north and south.

Plate 1, Location Map with Existing Zoning, shows 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 area.

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

Application Review

2024 PROVINCIAL PLANNING STATEMENT:

The 2024 Provincial Planning Statement was released on August 20, 2024, and replaces the 2020 Provincial Policy Statement which came into force and effect on October 20, 2024. 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.

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 residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates 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.

OFFICIAL PLAN:

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

Service Commercial areas are intended to provide for a broad range of commercial uses that, for the most part, are not suited to location 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.

Service Commercial Areas, while providing for a limited amount of retail use, are not intended to accommodate retail activities that are typically characteristic of a Central Area and will not directly compete with these areas. These areas are to primarily cater to the traveling public. Permitted uses are generally specialty stores, recreation and entertainment uses and businesses which require large areas for on-site storage.

ZONING BY-LAW:

The subject lands are currently zoned 'Special Highway Commercial (C4-46)' according to the City's Zoning By-law. The C4-46 Zone permits all of the C4 uses plus a health club; C4 uses include an accessory dwelling unit in addition to approximately four dozen business/commercial uses.

The applicant is proposing to add the sales of home décor and furnishings, artwork, specialty artisan food and to permit an accessory use of art classes and workshops to the existing C4-46 Zone. Similar to the requested uses, the C4 and C4-46 Zone permits a furniture store, a retail food store and a recreational building. The permitted retail food store permits the requested the artisan food sales.

AGENCY REVIEW:

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

The C4 zone does not permit the retail sale of general consumer goods but does permit antique, convenience, furniture, drug and retail food stores.

This department shall note we regularly receive enquiries about retail start-ups in the C4 zone for clothing, general retail and liquidation stores. If approved, it may be seen as an opportunity for more general retail type stores in the C4 zone.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on November 5, 2024 and notice of public meeting was issued on December 30, 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 limited number of uses to the C4-46 Zone. Those uses include the sales of home décor and furnishings, artwork and an accessory use of art classes and workshops.

As the proposal will promote an efficient use of existing infrastructure, Planning staff are satisfied that the proposed development is consistent with the PPS with respect to land uses within a designated Settlement Area.

Staff are satisfied that the proposal is in keeping with the intent and purpose of the Official Plan. The proposed additional uses are consistent with the types of uses described for the Service Commercial designation. The proposed new uses are specialized in nature and cater to the traveling public or are recreation and entertainment uses. Home furnishings are specifically supported in the Service Commercial designation of the Official Plan, and the art classes and workshops may be considered to be complementary and comparable to recreation and entertainment uses permitted within the C4 zone.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent and purpose of the Official Plan respecting Service Commercial uses and can be given favourable consideration.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for lands described as Plan 187, Park Lot 9, Plan 216, Park Lot 50C in the City of Woodstock, to amend the text of the C4-46 Zone to permit the sales of home décor and furnishings, artwork and an accessory use of art classes and workshops on the subject lands.

SIGNATURES

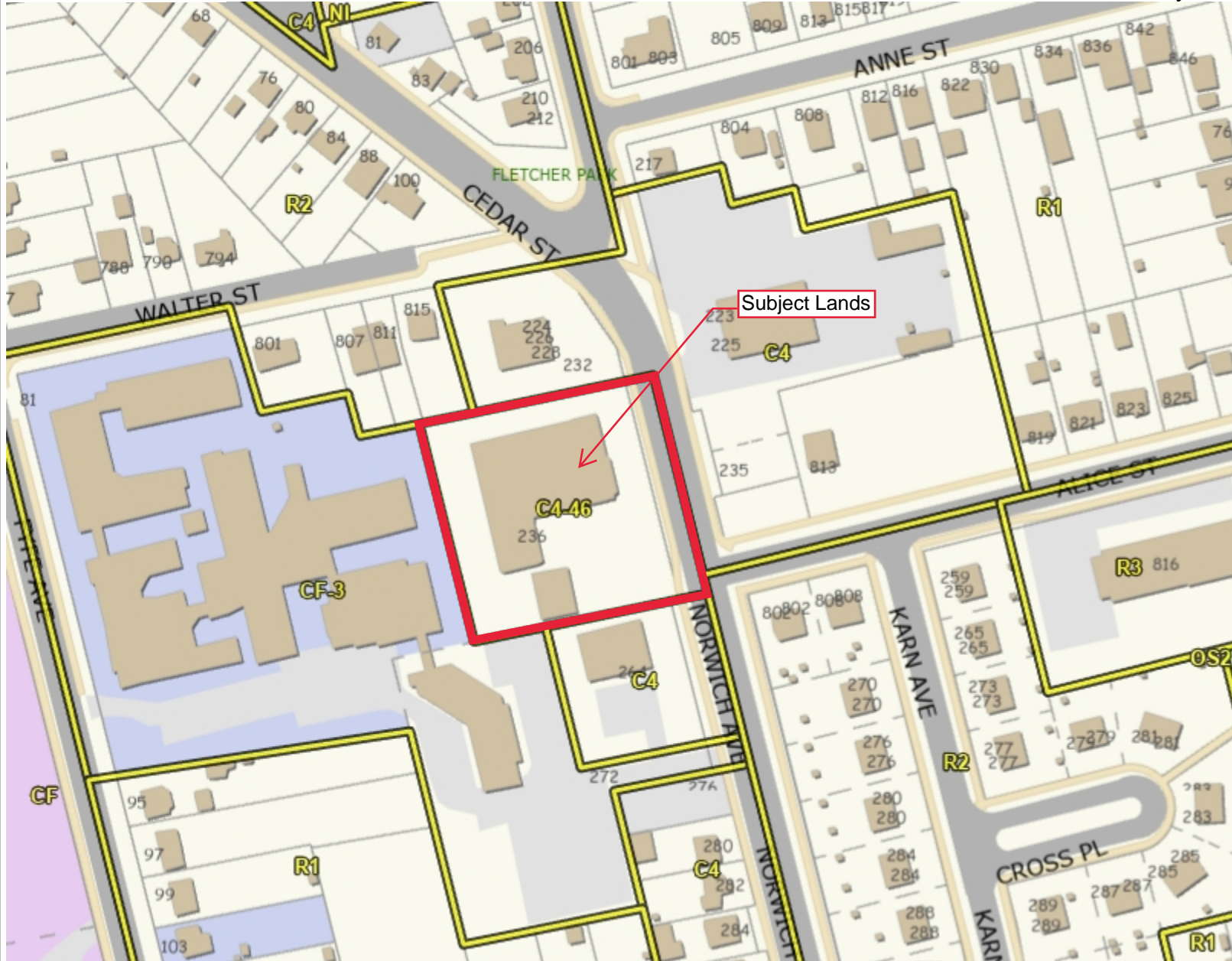
Authored by:

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



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

November 1, 2024



Legend

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



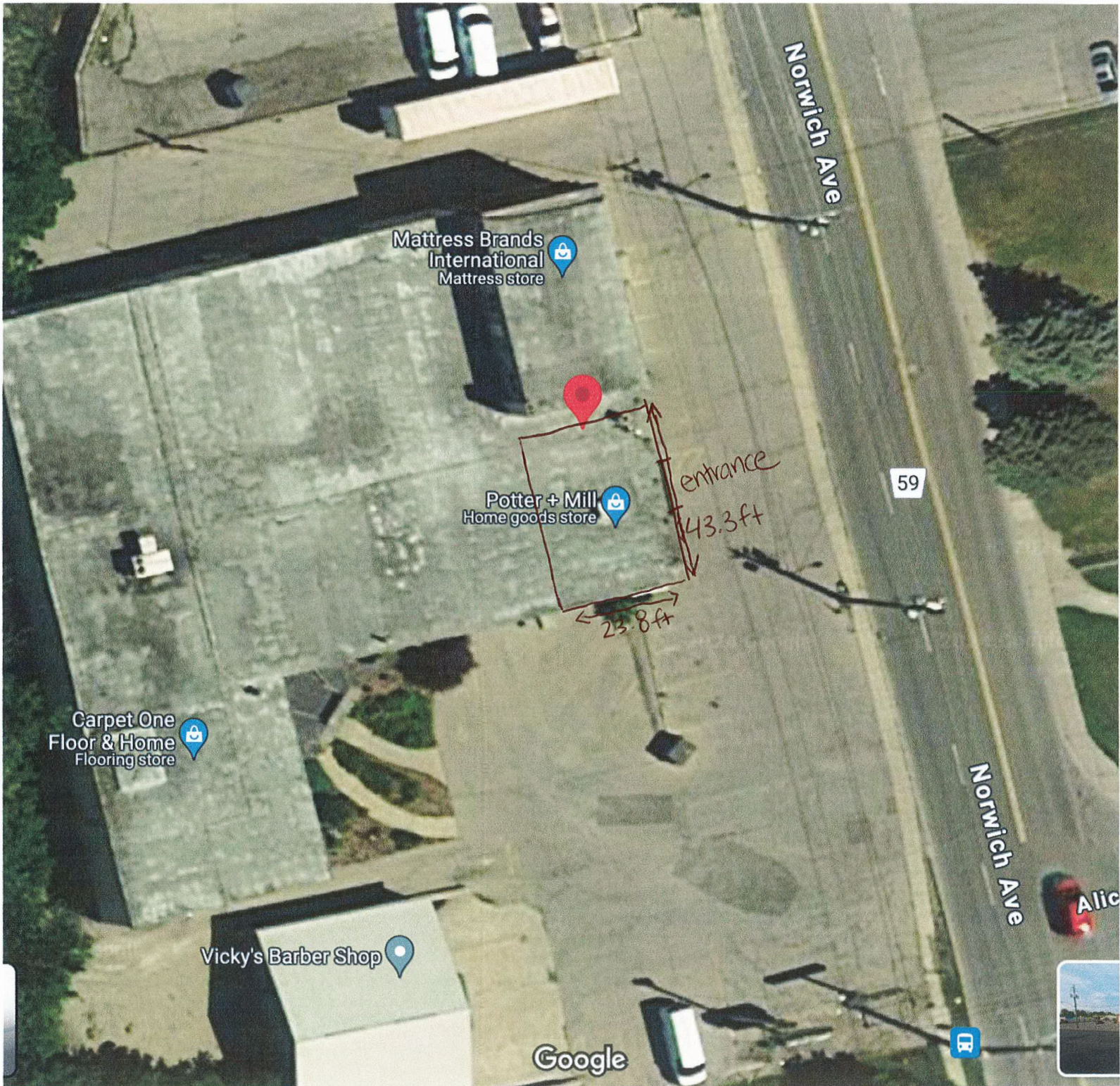
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January 9, 2025

Plate 3: 2020 Applicant's Sketch

File No.: ZN 8-24-06: Seyed Jafar Tafreshi

Plan 187, Pt. Park Lot 9, Plan 216, Pt. Park Lot 50C - 236 Norwich Avenue, City of Woodstock



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 Section 14.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 14.3.46 and replacing it with the following:

14.3.46 C4-46 NORWICH AVENUE & ALICE STREET (KEY MAP 73)

- 14.3.46.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any C4-46 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all uses permitted in Section 14.1 of this By-law;
a health club;
home furnishing and home décor sales;
art sales including art classes and workshops *accessory* thereto.

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

2. 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 16th day of January, 2025.

READ a third time and finally passed this 16th day of January, 2025.

Mayor – Jerry Acchione

Clerk – Amelia Humphries