

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Draft Plan of Condominium and Exemption from Draft Plan Approval CD25-03-8 – Bonds Corner Plaza Inc.

REPORT HIGHLIGHTS

- The purpose of this report is to consider the approval of a draft plan of condominium and exemption from the draft approval process to facilitate condominium ownership of a development of 47 industrial and commercial units.
- Planning staff recommend the application be supported as the proposal is consistent with the relevant policies of the Provincial Planning Statement, maintains the general intent of the Official Plan, and complies with the provisions of the City's Zoning By-law.

DISCUSSION

BACKGROUND

OWNERS: Bonds Corner Plaza Inc.
1193 Dundas Street, Woodstock ON N4S 7V9

AGENT: Baker Planning Group c/o Caroline Baker
PO Box 23002, Stratford ON N5A 7V8

LOCATION:

The subject property is described as Part Lot 13, Concession 1 (Blandford), Parts 1, 2 and 3, Plan 41R-10501 in the City of Woodstock. The property is located on the west side of Oxford Road 4 and Bond's Corner Road, north of Dundas Street, and is municipally known as 85 Bond's Corner Road.

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: Special Highway Commercial (C4-34)

PROPOSAL:

An application has been received for approval of a plan of condominium and exemption from the draft approval process. The application will facilitate condominium ownership of a Highway Commercial development that permits a number of Highway Commercial uses and a limited number of industrial uses in two buildings with 47 units.

The subject lands are intended to contain two buildings with a total of 47 units between the two buildings. As indicated by the applicant, each unit will be able to be held in private ownership with exclusive areas on the building exteriors for each unit to have separate signage. All other elements: parking, driveway, snow storage, loading area, refuse area, etc. will be held in common ownership. A condominium development differs from a plan of subdivision in that the roads, parks, water and sanitary sewers, as well as other 'common' features within the plan, are typically owned privately by the condominium corporation.

For Council's information, the owner obtained site plan approval from the City in May 2025 (SP 8-24-19).

The subject lands comprise approximately 1.37 ha (3.4 ac). Surrounding uses are predominantly industrial developments and vacant lands intended for industrial and service commercial uses.

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

Plate 2, Aerial Photo (2020), provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Draft Plan of Condominium, shows the location of the condominium units and the common elements.

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) 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 Areas' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan. Service Commercial 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 and exposure requirements or due to incompatibility or land use conflicts with residential development. Service Commercial uses are intended to cater to vehicular traffic and single purpose shopping trips from passing traffic or a wide ranging market area. Service commercial areas will have direct access to an arterial or collector road.

New uses 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.

ZONING BY-LAW

The subject lands are zoned "Special Highway Commercial (C4-34)" within the City's Zoning By-law. The C4-34 Zone permits 32 Highway Commercial uses and limited (9) industrial uses. The C4-34 Zone also generally prohibits outdoor storage of materials associated with industrial uses and establishes special provisions for lot frontage, lot area and lot depth.

AGENCY COMMENTS

The application was circulated to a number of agencies, including the City of Woodstock Engineering Department (Building and Engineering) and Oxford County Public Works and no comments or objections were received with regard to the application.

Planning Analysis

Applications for condominium approval can be dealt with in one of two ways, in accordance with the Condominium Act. The first method generally involves a process similar to an application for draft plan of subdivision where, after appropriate circulation, a proposal receives 'draft' approval

which is contingent on the applicant satisfying a number of conditions prior to final approval and registration.

The second process is where the approval of the condominium is exempt from the draft or 'conditional' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation (i.e. site plan approval) and no further conditions of approval are required by the municipality for the development.

As noted, the development received site plan approval from the City in May 2025 (SP 8-24-19) and is subject to the conditions of the development agreement that was entered into with the City of Woodstock as part of the site plan approval process; therefore, the requested exemption can be considered appropriate.

As the proposal facilitates the condominium ownership of commercial/industrial units conducive to meeting the long-term needs of current and future residents in a designated Settlement Area, Planning staff are of the opinion that the proposal is consistent with the policies of the PPS.

The proposal is also in keeping with the 'Service Commercial' policies of the Official Plan, and the proposed development creates a substantial number of units that may be used for Service Commercial uses. The limited number of industrial uses permitted within the zoning reflect the general industrial nature of the area and are limited to uses that will have no outdoor storage and minimum impact on other Service Commercial uses.

Based on a review of the draft plan of condominium, it would appear that the proposed development meets the relevant provisions of the 'C4-34' Zone.

Planning staff are of the opinion that the proposal is consistent with the relevant policies of the Provincial Planning Statement, maintains the general intent of the Official Plan, and complies with the provisions of the City's Zoning By-law. As such, the application for draft plan of condominium and exemption from the draft approval process can be supported from a planning perspective.

RECOMMENDATIONS

That the Council of the City of Woodstock advise Oxford County that the City supports the application for draft approval of a proposed condominium submitted by Bonds Corner Plaza Inc. (File No. CD 25-03-8), prepared by Kim Husted Surveying Ltd., for lands described as Part Lot 13, Concession 1 (Blandford), Parts 1, 2 and 3, Plan 41R-10501 in the City of Woodstock.

And further, that the Council of the City of Woodstock advise Oxford County that the City supports the application for exemption from the draft plan of condominium approval process submitted by Bonds Corner Plaza Inc. (File No. CD 25-03-8), prepared by Kim Husted Surveying Ltd., for lands described as Part Lot 13, Concession 1 (Blandford), Parts 1, 2 and 3, Plan 41R-10501 in the City of Woodstock, as all matters relating to the development have been addressed through the Site Plan Approval process and a registered site plan agreement with the City of Woodstock.

SIGNATURES

Authored by:

"Original Signed by"

Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File No.: CD25-03-8 - Bonds Corner Plaza Inc.

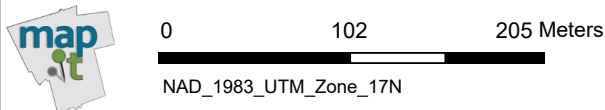
Part Lot 13, Concession 1 (Blandford), Parts 1, 2 and 3, Plan 41R-10501; 85 Bond's Corner Road, City of Woodstock



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

February 11, 2026



Legend

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

Notes



0 102 205 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

February 11, 2026

