

To: Mayor and Members of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-23-17 – Hacienda Leasing

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from Highway Commercial Zone (C4) and Special Highway Commercial Zone (C4-18) to Special Highway Commercial Zone (C4-56) to permit the uses of the C4-18 Zone, and in addition, to recognize the reduced frontage associated with the related boundary adjustment (B23-67-8) which 'created' the subject lands.
- Planning staff are recommending that the application be approved as the proposal is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan respecting commercial development.

DISCUSSION

Background

APPLICANT/OWNER: Hacienda Leasing Inc. c/o John Dubois
686681 Highway 2, RR1 Princeton ON N0J 1V0

AGENT: Nesbitt Coulter LLP c/o Derek Truelove
55 Perry Street, Woodstock ON N4S 3C4

LOCATION:

The subject lands are legally described as Part Lot 16 and 23, Plan 573, City of Woodstock. The lands front on the south side of Dundas Street, between Beards Lane and Oxford Road 4 and are known municipally as 1268 Dundas Street.

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) and
Special Highway Commercial Zone (C4-18)

Proposed Zoning: Special Highway Commercial Zone (C4-56)

PROPOSAL:

The lands to be rezoned are approximately 5,918.2 m² (1.5 ac) in area and are currently vacant. The applicants are proposing to rezone the lands from Highway Commercial Zone (C4) and Special Highway Commercial Zone (C4-18) to Special Highway Commercial Zone (C4-56) with the intention of preserving the uses permitted in C4-18, but recognizing the reduced frontage of the subject lands (19.8 m/65 ft) resulting from a recent boundary adjustment (B23-67-8). This application is a condition of consent resulting from B23-67-8 which was conditionally-approved by the County Land Division Committee on January 18, 2024.

Surrounding land uses are generally Highway Commercial uses along Dundas Street, with industrial uses in close proximity, generally set behind the commercial uses along Dundas Street.

Plate 1, Existing Zoning & Location Map, indicates the location of the lands to be rezoned and the existing zoning in the immediate vicinity.

Plate 2, Air Photo (2020), illustrates the existing uses on the subject lands and surrounding lands as of the spring of 2020.

Plate 3, Applicant's Sketch, provides the layout and dimensions of the subject lands.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 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 the 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.

Official Plan

The subject lands are designated 'Service Commercial' according to the Official Plan as contained in the County Official Plan.

Service Commercial areas are intended to provide 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 generally include commercial recreational establishments, automotive service stations, gas bars, car wash facilities, retail sales of automobile supplies, hotels, motels, automotive services, automotive dealerships, sale of seasonal produce, nurseries and garden centres, animal hospitals and boarding kennels, assembly halls and private clubs, personal and business services, convenience commercial uses, recreation and entertainment uses, restaurants and fast food outlets.

Development in the Service Commercial designation will generally be subject to site plan control to address matters such as landscaping, open storage, lighting, setbacks, access, buffering and drainage.

City of Woodstock Zoning By-law

The subject lands are zoned Highway Commercial Zone (C4) and Special Highway Commercial Zone (C4-18) according to the City of Woodstock Zoning By-law. The 'C4-18' zone permits uses including a motor vehicle dealership, a motor vehicle washing establishment and parking lot. The C4 Zone permits a variety of commercial uses and a limited number of office uses and a veterinary clinic.

The applicant requires a new Special Highway Commercial Zone (C4-56) which would apply to the whole of the lands 'created' via the previously noted boundary adjustment application to address the 19.5 m (64 ft) of frontage of the lands. Properties zoned C4 typically require a minimum of 20 m (65.6 ft) of frontage on an improved street.

Agency Comments

The City of Woodstock Engineering Department (Engineering Division) has provided the following comments:

1. The C4 zone requires a frontage of 20m, 1628 Dundas St which is to be enlarged is currently zoned C4 and is proposed to be re-zoned to C4-18. We recommend a provision to recognize the reduced frontage of approximately 19.5m which should be confirmed by the applicant.

Public Consultation

Notice of the application for zone change was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. At the time of writing this report, the Planning Office had not received any correspondence regarding this application.

Planning Analysis

The application for zone change proposes to rezone the subject lands to 'Special Highway Commercial (C4-56) to preserve the uses of the C4-18 Zone while recognizing the reduced frontage of the lands resulting from a recent boundary adjustment.

Minimum frontage requirements have been established to ensure that adequate space exists to provide off-street parking, building envelope and drainage. The reduction of the minimum frontage from 20 m (65.6 ft) to 19.5 m (64 ft) is a minor departure from the standard zone provision and no negative impacts are anticipated.

The proposal will promote the efficient use of existing infrastructure, a mix and range of commercial uses and diverse economic base, and Planning staff are satisfied that the proposed zoning amendment is consistent with the policies of the PPS respecting commercial and employment uses within designated Settlement Areas.

Future development of the subject lands will be subject to site plan approval, where matters such as drainage/grading, parking and traffic will be addressed to the satisfaction of the City and County.

In light of the foregoing, Planning staff are of the opinion that the proposal to rezone the subject lands to 'Special Highway Commercial Zone (C4-56)' to permit the range of uses permitted in the current C4-18 Zone is consistent with the relevant policies of the PPS and maintains the intent and purpose of the Official Plan.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for Zone Change for lands described as Part Lot 16 and 23, Plan 573, City of Woodstock, to rezone the subject lands from Highway Commercial Zone (C4) and Special Highway Commercial Zone (C4-18) to Special Highway Commercial Zone (C4-56).

SIGNATURES

Authored by: *Original Signed By* Justin Miller
Development Planner

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



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

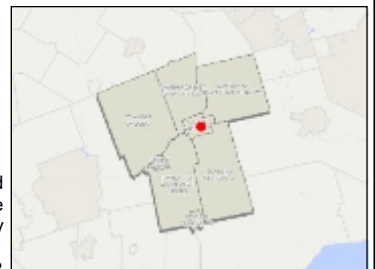
November 23, 2023



Legend

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

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



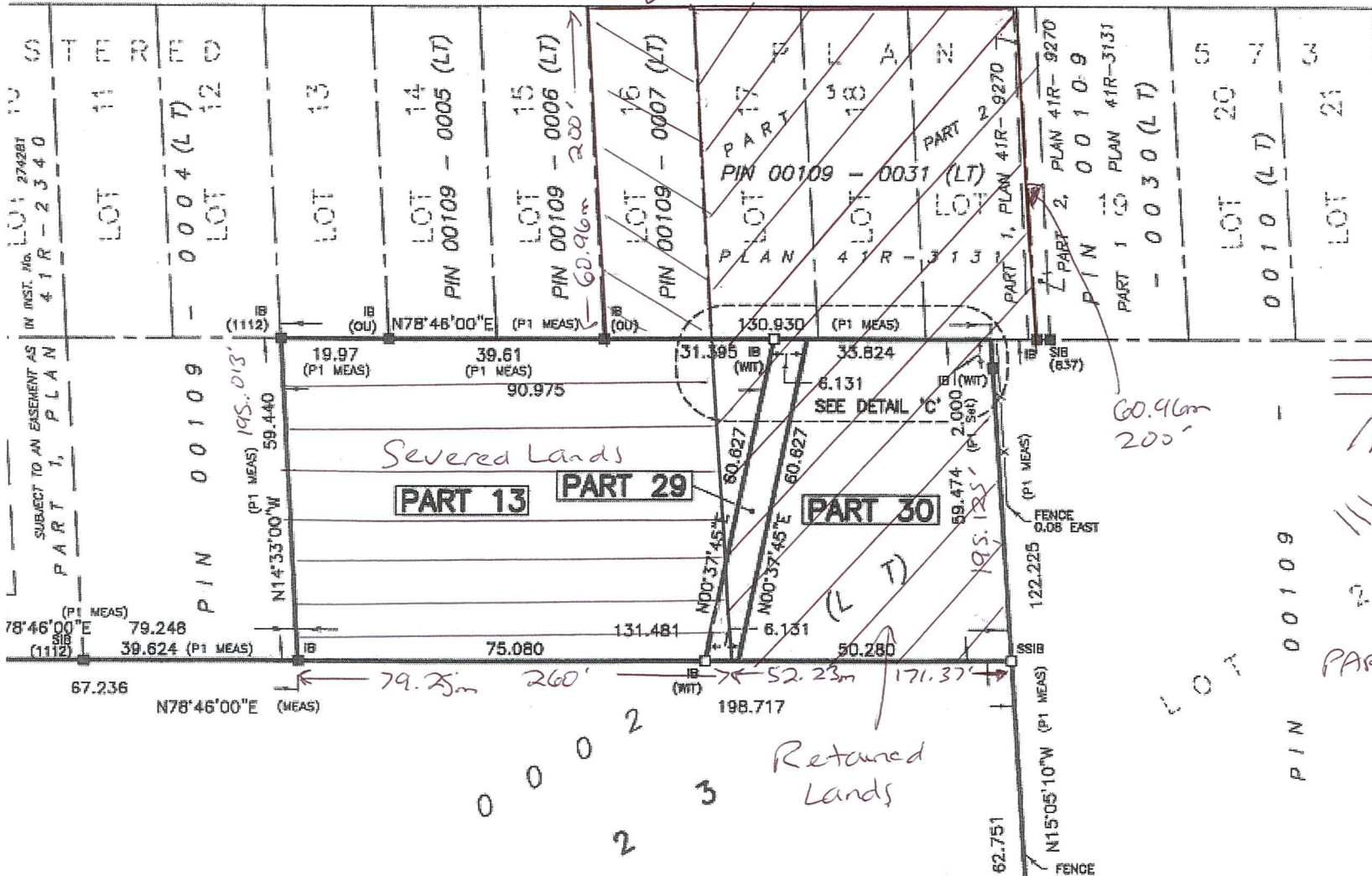
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

November 23, 2023

31-1)
 IT. No. 64300

(AKA OXFORD COUNTY ROAD No. 2)

Enlarged lands 19.81m
 65'
 59.59m 195.5'

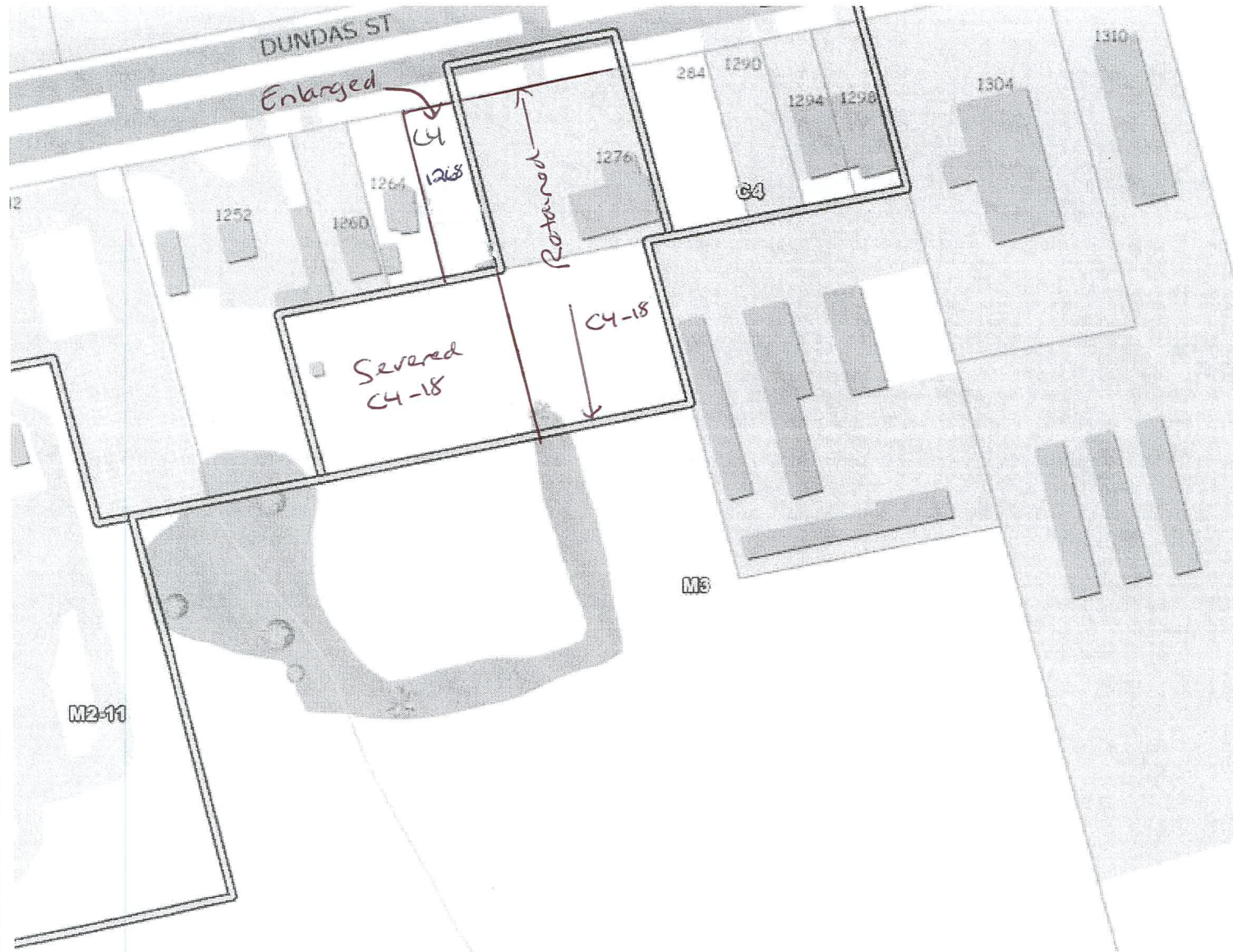


==== - severed lands
 /// - retained lands
 |||| - enlarged lands

PIN 00109

PART 29 - SIT Easement
 C0215491 - City
 (Storm water)

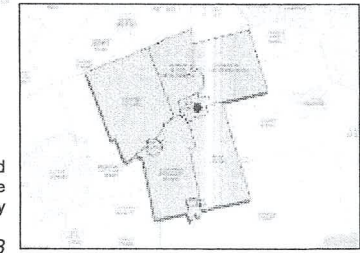
Plate 3: Applicant's Sketch
 File No.: ZN8-23-17
 Plan 753, Lot 16, 1268 Dundas Street, City of Woodstock



Legend

☐ Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



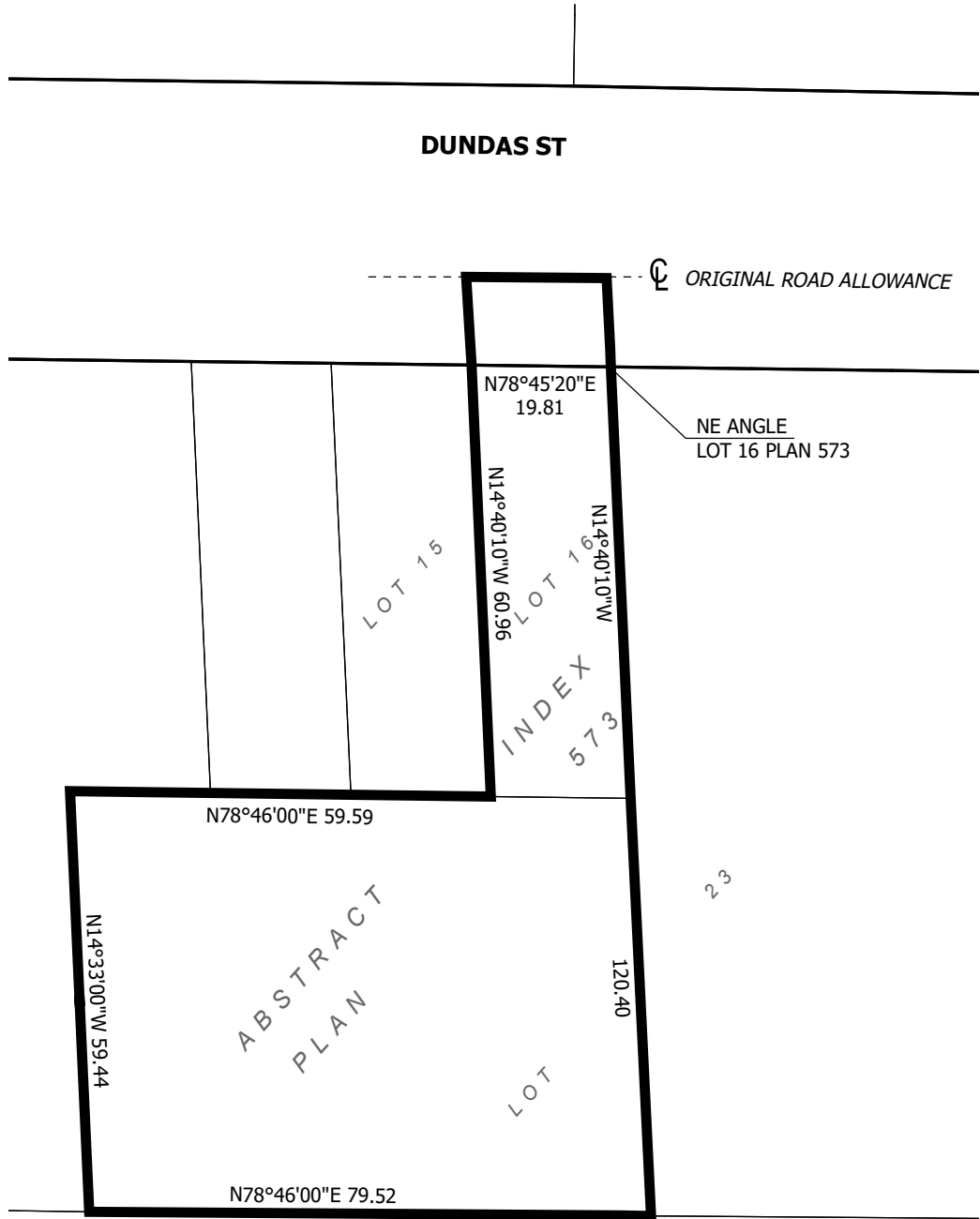
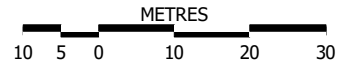
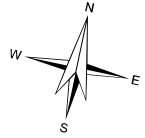
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

September 21, 2023

SCHEDULE "A"

TO BY-LAW No. _____

LOT 16 & PART LOT 23, ABSTRACT INDEX PLAN 573
CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO C4-56

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
Information Services ©2024

THIS IS SCHEDULE "A"

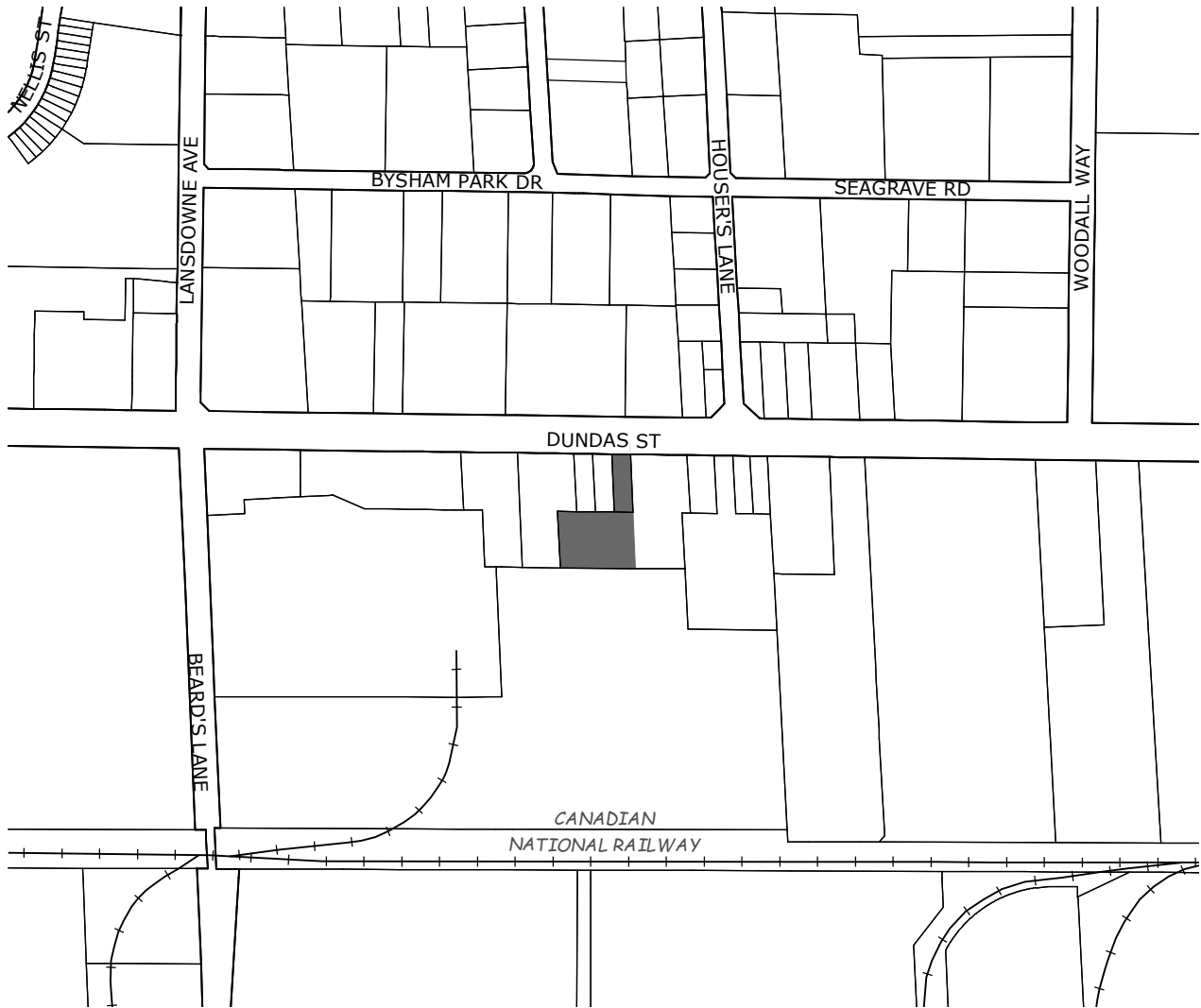
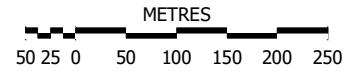
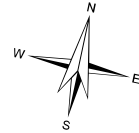
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Growing stronger together

Produced By The Department of Corporate Services
Information Services ©2024