

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-23-19 (1000257649 Ontario Inc./Gurman Freightlines Inc.)

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from Special General Industrial Zone (M3-2) to General Industrial (M3) to permit the full range of uses permitted in the M3 Zone.
- 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 industrial development.

DISCUSSION

Background

APPLICANT/OWNER: 1000257649 Ontario Inc./Gurman Freightlines Inc.
1015 Ridgeway Road, Woodstock ON N4V 1E2

AGENT: MiKo Urban Consulting Inc. c/o Peter Chee
16 High Street, Etobicoke ON M8Y 3N8

LOCATION:

The subject lands are described as Part Lot 18, Plan 1654, in the City of Woodstock. The lands are located on the west side of Ridgeway Road, between Ridgeway Circle and Pattullo Avenue, and are municipally known as 1015 Ridgeway Road.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1" City of Woodstock Land Use Plan Business Park

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

Existing Zoning: Special General Industrial Zone (M3-2)

Proposed Zoning: General Industrial (M3)

PROPOSAL:

The lands to be rezoned are approximately 2,891 m² (31,118.5 ft²) in area and contain a portion of a warehouse. The applicants are proposing to rezone the lands from Special General Industrial Zone (M3-2) to General Industrial (M3) to permit the full range of uses within M3 Zone, and are specifically proposing a public garage. It should be noted that only a portion of the subject lands are zoned M3-2, and the remainder are currently zoned M3.

Surrounding land uses consistent primarily of industrial uses with some agricultural lands in close proximity to the south. Highway 401 is also in close proximity to the north of the subject lands.

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, Aerial Photo (2020), illustrates the existing uses on the subject lands, as well as surrounding land uses as of the spring of 2020.

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

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.2 of the PPS directs that sufficient lands shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.

Section 1.1.3 further states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Section 1.1.3.1 directs that Settlement Areas will be the focus of growth and development and further, Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- minimize negative impacts to air quality and climate change, and promote energy efficiency;
- prepare for the impacts of climate change;
- support active transportation;
- are transit-supportive, where transit is planned, exists or may be developed; and
- are freight-supportive.

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 Business Park within the County's Official Plan. The Business Park designation is intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned setting. Uses within this designation will generally be characterized by free-standing, low profile buildings and will have the highest development standards of all industrial designations.

Permitted uses within the Business Park designation include light industrial uses that involve assembly, fabrication, distribution, packaging, storage and manufacturing or printing within wholly enclosed buildings, business support services, technological industries and office uses. The subject lands are immediately adjacent to lands designated Traditional Industrial and are completely surrounded by lands zoned General Industrial.

Zoning By-law

The lands to be rezoned are currently zoned Special General Industrial (M3-2) in the City's Zoning By-law. The M3-2 Zone permits a more limited range of uses than are generally allowed in the M3 Zone, and specifically does not include a "public garage" which is permitted in both the M3 and M2 (Restricted Industrial) Zones. The applicant has indicated that the proposed uses are "M3 uses which includes a Public Garage" and has noted that they intend to convert the existing warehouse on the lands to a public garage.

Agency Comments

The City of Woodstock Engineering Department (Engineering and Building Division) and the Oxford County Public Works Department have indicated that they have reviewed the application for zone change and have no concerns with the request.

The City of Woodstock Development Commissioner has indicated that this municipally developed and tax payer funded business park was intended for manufacturing and warehousing uses – truck and auto service related uses including truck terminals and vehicle service operations were intentionally excluded in an effort to minimize conflict with neighbouring industrial users.

Public Consultation

Notice of the 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, no comments or concerns have been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject lands to 'General Industrial (M3)' to better facilitate the use of the lands for a Public Garage and generally expand the number of industrial uses permitted on the subject lands. The existing M3-2 special provision limits the permitted uses on a portion of the subject lands and is surrounded by industrially zoned lands that do not contain these limitations.

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

The proposed zoning is consistent with all of the properties surrounding the subject lands, and the Business Park designation is intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned setting. Uses within the designation will generally be characterized by free-standing, low profile buildings and the existing warehouse to be utilized is a two-storey low profile structure with a stucco front elevation.

The identified use as a Public Garage is a low intensity industrial use that is supported by the Business Park designation, and is surrounded by similar uses, including fabricators, industrial suppliers, manufacturers and other automotive service/public garage uses. Further, the existing M3-2 Zone permits a number of industrial uses that are similar to or potentially more impactful than a public garage, including: an automobile service station, an assembly plant, a contractor's yard, a fabricating plant, an industrial mall, a machine shop, a manufacturing plant, a packaging plant, a parking lot, a printing plant, a processing plant, etc. It is worth noting that the primary difference between the definition of Public Garage and Automobile Service Station is the emphasis on the intended primary use. A Public Garage means a building or place used as a motor vehicle repair and service shop and may be used for the retail sale of automotive fuel and products and includes an Automobile Service Station but does not include any use otherwise defined or classified herein. An Automobile Service Station means a retail place of business, the primary function which is the sale of automotive fuels and products and may include providing repair service and maintenance to motor vehicles, excluding body or fender work.

In light of the foregoing, Planning staff are of the opinion that the proposal to rezone the subject lands to 'General Industrial Zone (M3)' to permit the lands for the full range of uses allowed in that zone is consistent with the relevant policies of the PPS and generally maintains the intent and purpose of the Official Plan.

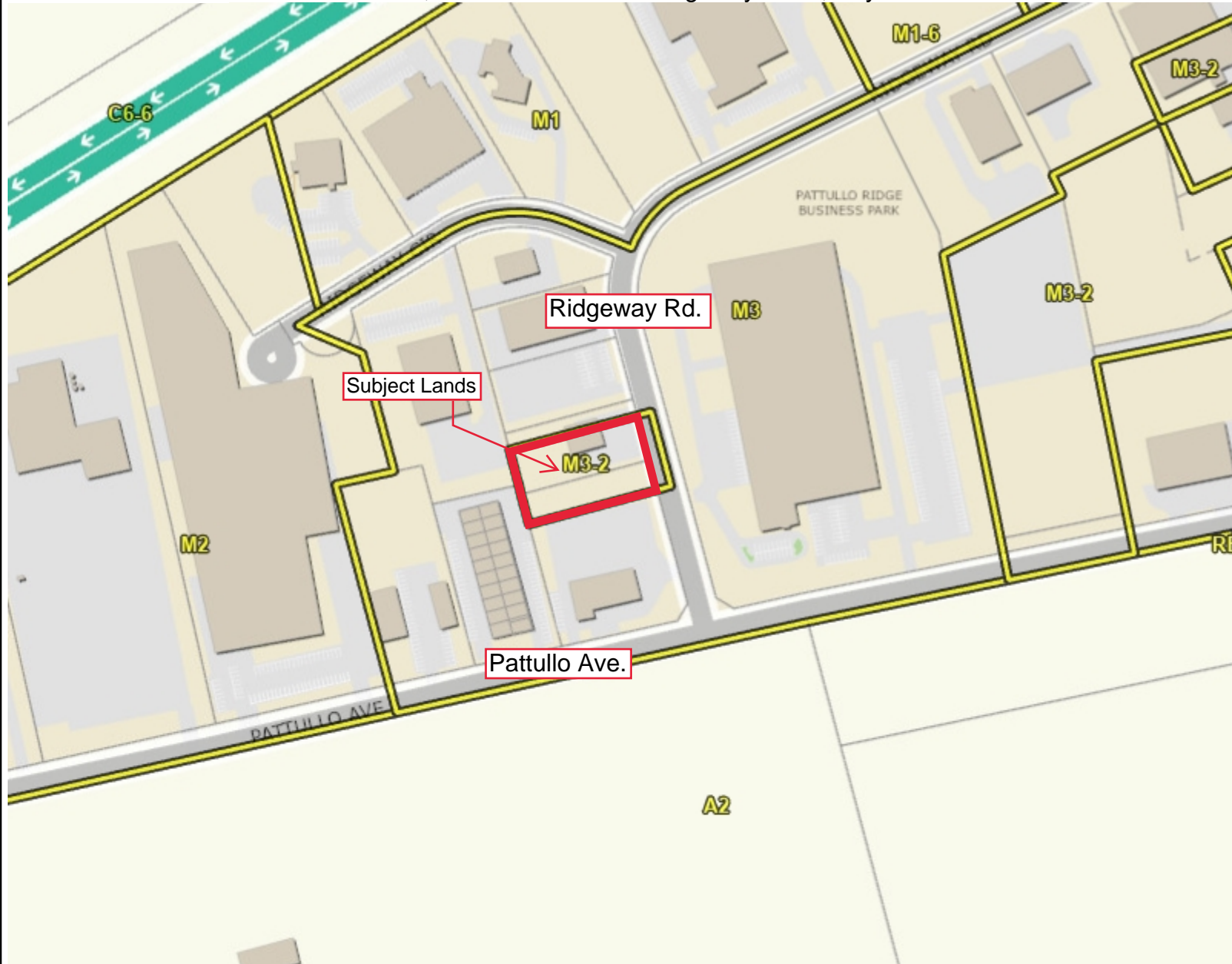
RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for Zone Change for lands described as Part Lot 18, Plan 1654, City of Woodstock, to rezone the subject lands from Special General Industrial Zone (M3-2) to General Industrial Zone (M3).

SIGNATURES

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

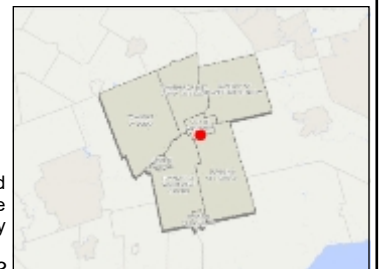
Approved for submission: *Original Signed By* Gordon K. Hough, RPP
Director, Community Planning



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



0 102 205 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

December 8, 2023



Legend

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



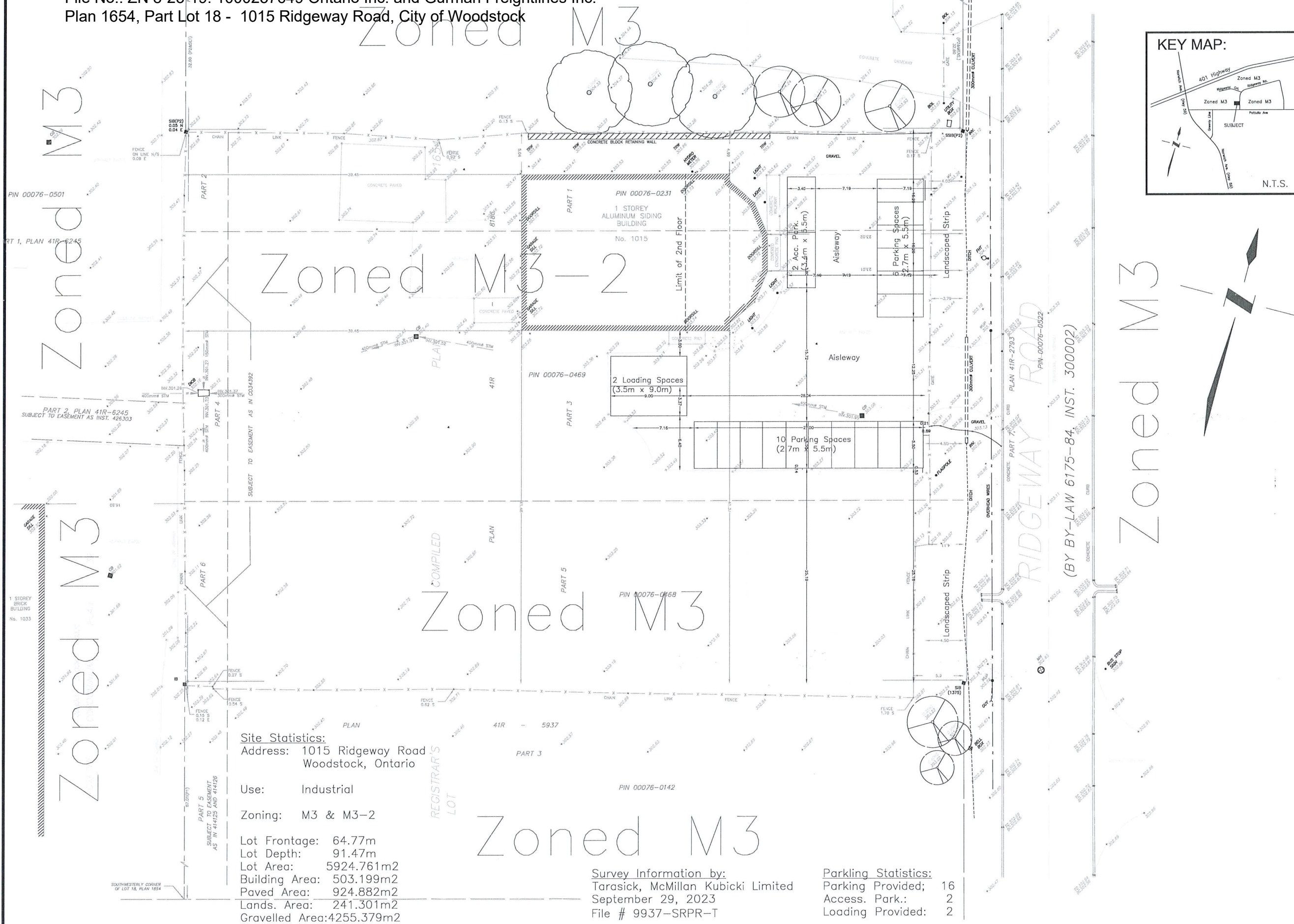
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December 8, 2023

Plate 3: Applicant's Sketch

File No.: ZN 8-23-19: 1000257649 Ontario Inc. and Gurman Freightlines Inc.
 Plan 1654, Part Lot 18 - 1015 Ridgeway Road, City of Woodstock

PART 1, PLAN 41R-5717
 PIN 00076-0215



Site Statistics:
 Address: 1015 Ridgeway Road
 Woodstock, Ontario

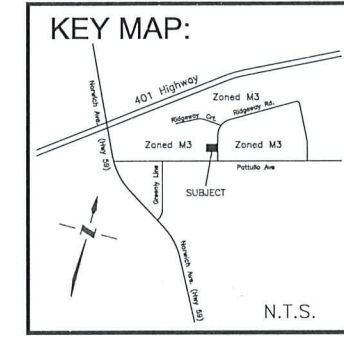
Use: Industrial

Zoning: M3 & M3-2

Lot Frontage: 64.77m
 Lot Depth: 91.47m
 Lot Area: 5924.761m²
 Building Area: 503.199m²
 Paved Area: 924.882m²
 Lands. Area: 241.301m²
 Gravelled Area: 4255.379m²

Survey Information by:
 Tarasick, McMillan Kubicki Limited
 September 29, 2023
 File # 9937-SRPR-T

Parking Statistics:
 Parking Provided: 16
 Access. Park.: 2
 Loading Provided: 2



PROJECT :
 REZONING APPLICATION
 1015 RIDGEWAY ROAD
 WOODSTOCK, ONTARIO
 N4V 1E2
 1000257649 ONTARIO INC/
 GURMAN FREIGHTLINES INC.

- 1- ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF MIKO URBAN CONSULTING INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE DESIGNER'S CONSENT IN WRITING.
- 2- THE DRAWINGS AND SPECIFICATIONS APPLY ONLY TO THIS PROJECT AND SHALL NOT BE USED ON OTHER PROJECTS WITHOUT THE DESIGNER'S CONSENT IN WRITING.
- 3- ALL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST GOVERNING BUILDING CODES, MUNICIPAL ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- 4- THIS DRAWING IS NOT TRANSFERABLE AND SHALL NOT FORM A PART OF ANY AGREEMENTS WITHOUT THE DESIGNER'S CONSENT IN WRITING.
- 5- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND WITH ALL SUPPLIERS AND REPORT ANY DISCREPANCIES OR ERROR TO THE ARCHITECT BEFORE COMMENCING OF ANY WORK.
- 6- DO NOT SCALE DRAWINGS.
- 7- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT DESIGNER FOR SITE REVIEW SCHEDULE.
- 8- CONSTRUCTION SHALL BE EXECUTED AS PER DRAWINGS. NO ADDITIONS OR REVISIONS WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.
- 9- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT "CONSTRUCTION SET" STAMPED, & INITIALED BY THE DESIGNER.

No.	DATE	DESCRIPTION	BY
1	11/06/23	For COUNTY Submission	pc

OWNER:
 1000257649 ONTARIO INC/
 GURMAN FREIGHTLINES INC.
 7 FIDLENECK CRES.
 BRAMPTON, ONTARIO
 L6R 1R2
 TEL: 1-647-642-6044
 EMAIL: rajpanu@hotmail.com
 ATTN: RAJWANT PANNU



DRAWING TITLE:
 SITE PLAN

Mi-Ko Urban Consulting Inc.
 Professional Planning Consultants

16 HIGH STREET
 TORONTO, ONTARIO
 M5T 3H8
 TEL: 416-230-8925 EMAIL: mikourbaninc@gmail.com

DRAWN PKC	CHECKED	SCALE 1:200 (M)	SHEET No.
DATE NOVEMBER 2023	PROJECT No. SP-RZ	SP 01	

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 'M3' the zone symbol of the lands so designated 'M3' on Schedule "A" attached hereto.
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 21st day of March, 2024.

READ a third time and finally passed this 21st day of March, 2024.

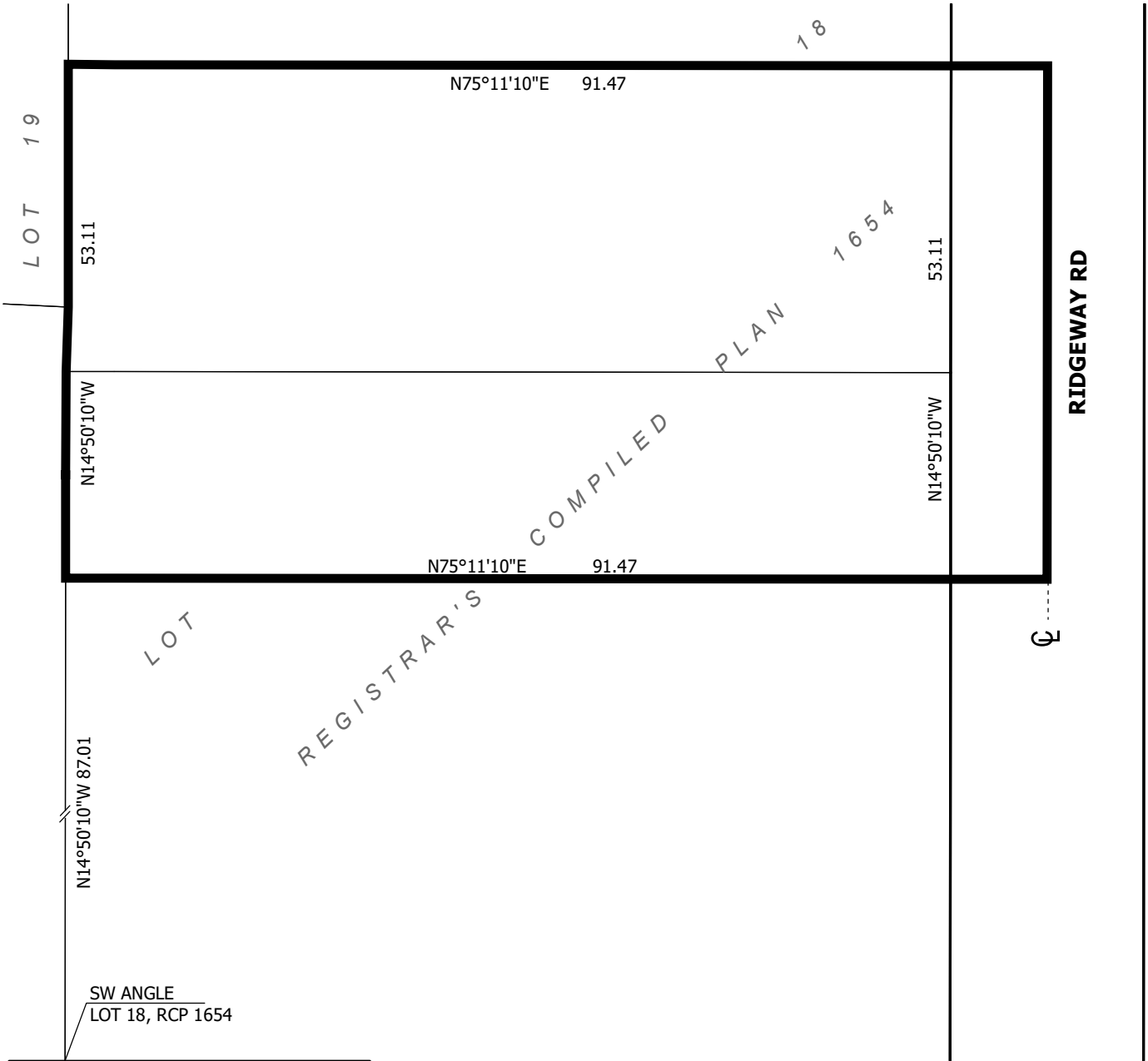
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 18, REGISTRAR'S COMPILED PLAN 1654
PARTS 3, 4, 5 & 6, REFERENCE PLAN 41R-8186
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024



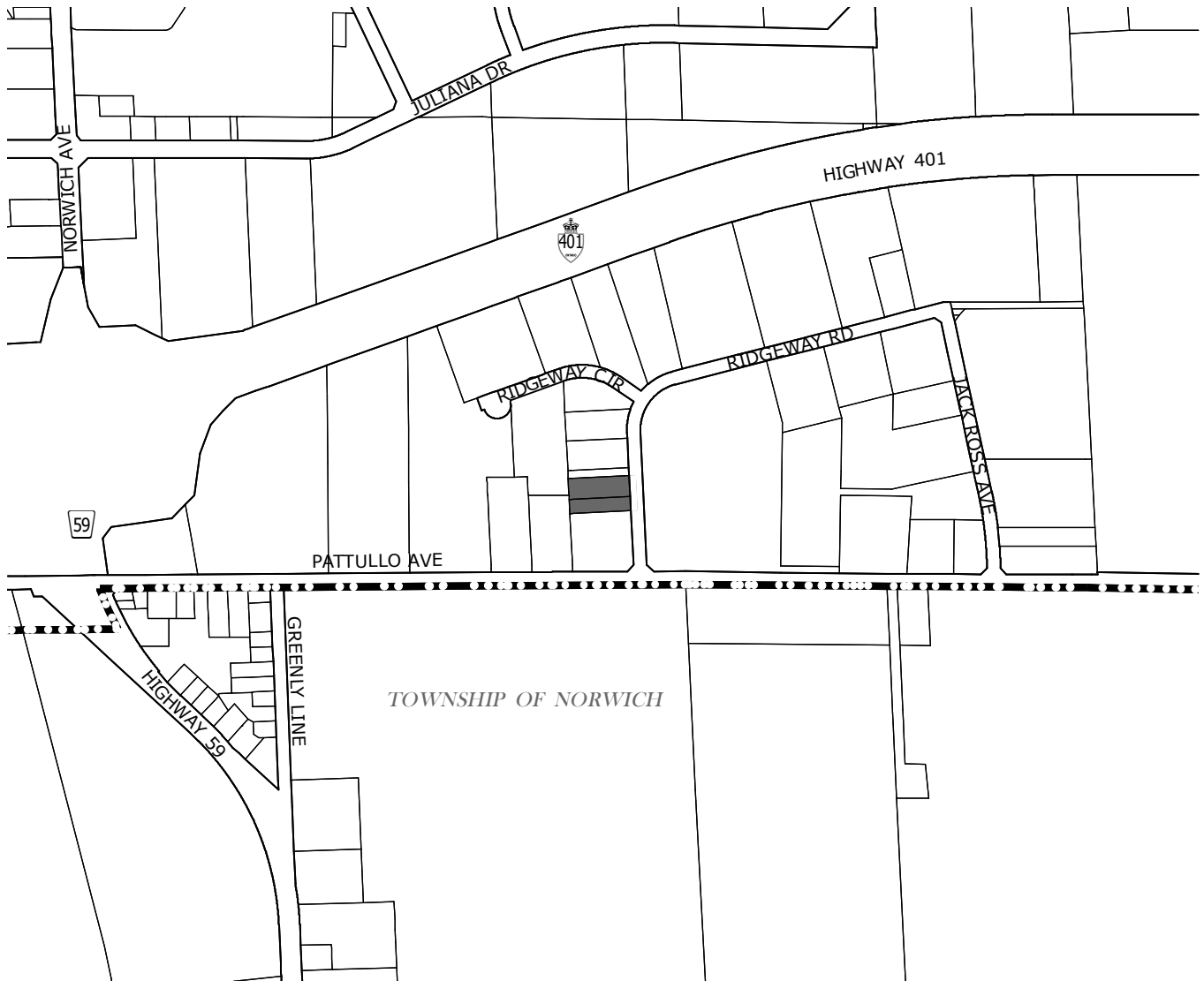
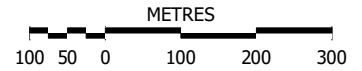
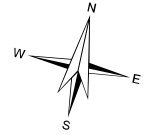
Growing stronger together

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MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES

