

To: Mayor and Members of Woodstock Council

From: Eric Gilbert, Manager of Development Planning, Community Planning

Applications for Draft Plan of Subdivision and Zone Change SB 24-02-8 and ZN 8-24-03 (City of Woodstock)

REPORT HIGHLIGHTS

- The applications for draft plan approval and zone change propose to facilitate the development of an industrial plan of subdivision comprising nine blocks for industrial development, three natural heritage blocks, one block for stormwater management and a future sanitary pumping station, together with a number of blocks for road widening and 0.3 m (1 ft) reserves, served by 5 new local streets.
- The proposed zone change application will rezone the subject lands from Agricultural (AG), Environmental Protection 1 and 2 (EP1 and EP2) to Special Prestige Industrial Holding Zone (M1-12(H)), Special General Industrial Holding Zone (M3-40 (H)), Future Development Zone (FD) and Environmental Protection Zones 1 and 2 (EP1 and EP2). These proposed zones will implement the proposed draft plan of subdivision.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement and generally maintains the intent and purpose of the Official Plan, and can be supported from a planning perspective, subject to the recommendations and conditions of draft approval included in this report.

DISCUSSION

Background

OWNER & APPLICANT: Corporation of the City of Woodstock
500 Dundas Street, Woodstock ON N4S 0A7

AGENT: GSP Group Inc, c/o Steve Wever, RPP, MCIP
201-73 Victoria Street South, Kitchener ON N2G 4Y9

LOCATION:

The subject lands are described as Part of Lots 7, 8 and 9, Concession 1 (Blandford), now in the City of Woodstock. The lands are located on the north side of Highway 2, west side of Blandford Road, south side of Township Road 2, and are bordered by Highway 401 to the west, and are municipally known as 685761 Highway 2 and 775019 Blandford Road in the City of Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'W-1'	City of Woodstock Land Use Plan	Business Park Traditional Industrial Future Urban Growth Environmental Protection
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing Zoning:	'Agricultural (AG)', Environmental Protection (EP1 and EP2)	
Proposed Zoning:	Special Prestige Industrial Holding Zone (M1-13(H)) Special General Industrial Holding Zone (M3-46 (H)) Future Development Zone (FD) Special Environmental Protection Zone 1 & 2 (EP1-sp and EP-2-sp)	

PROPOSAL:

The City of Woodstock has initiated applications for draft plan of subdivision and zone change on the subject lands.

The proposed Draft Plan of Subdivision includes nine blocks of land for industrial land uses (88 ha total), which may be further subdivided as needed to suit a range of uses and lot sizes. These development blocks are proposed to be accessed via new public streets (Streets A-E, 9.6 ha total) with three connection points with the external road network including two intersections with Highway 2 and one intersection on the west side of Blandford Road. The westerly intersection (Access 1) on Highway 2 is proposed as a roundabout with the site access completing the fourth leg of the existing intersection at Highway 2 and Oxford Road 55. The easterly intersection (Access 2) on Highway 2 is proposed as a new unsignalized T-intersection with an exclusive left-turn lane on the eastbound approach. A Blandford Road connection (Access 3) is also proposed as a new unsignalized T-intersection. The proposed internal street layout includes two connection points with the adjoining property to the west (685691 Highway 2), at the south end of Street 'A' and the west limit of 'Street C'.

Municipal sanitary and water services are proposed to be extended from the west, across Highway 401 and the adjoining property to the west (685691 Highway 2), to the site. The crossing of Highway 401 with municipal water and sanitary sewer services is subject to MTO review and approvals. Blocks for a stormwater management facility (6.8 ha) and a sanitary pumping station (0.2 ha) are proposed along the west side of Blandford Road.

The balance of the land area within the industrial subdivision is within proposed natural heritage blocks (29.8 ha) recognizing the existing woodland and wetland areas, a future development block (4.3 ha) for the landlocked parcel, the required 14-metre setback along Highway 401 (1.0 ha), road widenings along Blandford Road (0.2 ha) and reserves (less than 0.1 ha).

The proposed zone change application will rezone the subject lands from Agricultural (AG), Environmental Protection 1 and 2 (EP1 and EP2) to Special Prestige Industrial Holding Zone (M1-13(H)), Special General Industrial Holding Zone (M3-46 (H)), Future Development Zone (FD) and Environmental Protection Zone 1 and 2 (EP1 and EP2). These proposed zones will implement the proposed draft plan of subdivision.

The lands are within the Southeast Woodstock Secondary Plan Area and the Official Plan designations were established through the approval of OPA 268 in 2022. Further to the detailed plans prepared in the Southeast Woodstock Secondary Plan, a number of studies have been completed in support of the proposal, as follows:

- Environmental Impact Study;
- Stormwater Management Report;
- Wastewater Servicing Report;
- Water Servicing Report;
- Northeast Woodstock Industrial Park Planning and Servicing Study;
- Northeast Woodstock Industrial Park Planning Justification Report;
- Traffic Impact Study;
- Geotechnical Investigation Report;
- Hydrogeological Assessment;
- Archaeological Investigation and Heritage Impact Assessment;
- Cultural Heritage Evaluation Report.

The subject lands comprise an area of approximately 135.8 ha (335 acres) and the site is primarily used for cash-crop production. The lands contain two existing farm dwellings. Portions of the site also contain natural heritage features which extend beyond the limits of the site including part of a Provincially Significant Wetland complex and woodlands.

Surrounding lands are largely comprised of agricultural lands to the east within the Township of Blandford-Blenheim, residential and commercial uses and the settlement of Eastwood (within the Township of Norwich) to the south, Highway 401 and the Toyota Manufacturing plant to the west, and woodlands, wetlands and agricultural lands to the north. The interchange of Highway 401 and Highway 2 is approximately 990 m west of the proposed intersection of Street D and Highway 2.

Plate 1, Location Map with Existing Zoning, indicates 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 property and surrounding area.

Plate 3, Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Application Review

2020 PROVINCIAL POLICY STATEMENT

The 2020 Provincial Policy 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 1.1.2 of the PPS states 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 indicates 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 a climate change;
- support active transportation;
- are transit-supportive, where transit is planned, exists or may be developed; and
- are freight-supportive.

Further, Section 1.3.2.1 directs that planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2.6 states that planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations. Further, Section 1.3.2.7 states that planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in section 1.1.2.

In regard to the Environmental Protection designation, Section 2.1 [NATURAL HERITAGE] directs that natural features shall be protected for the long term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Sections 2.1.4 and 2.1.5 direct that development and site alteration shall not be permitted in significant wetlands and will only be permitted within other significant features where it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Section 2.1.8 of the PPS directs that development shall not be permitted on lands adjacent to significant natural heritage features unless it has been demonstrated that there will be no negative impacts.

Section 3.1 [NATURAL HAZARDS] states:

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.

Section 3.1.2 directs that development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- b) defined portions of the flooding hazard along connecting channels (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

OFFICIAL PLAN

The subject lands are designated 'Traditional Industrial', 'Business Park' 'Environmental Protection' and 'Future Urban Growth' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan.

The lands are located within the East Woodstock Secondary Plan and were annexed by the City of Woodstock in 2005. The approval of the East Woodstock Secondary Plan in 2006 recommended the redesignation of the agricultural portions of the site from "Agricultural Reserve" to "Traditional Industrial" and "Business Park" and the woodland and wetland features as "Environmental Protection". The implementation of these designations was completed in 2022 through the adoption of Official Plan Amendment Number 268 (OPA 268) on April 13, 2022. OPA 268 brought the subject lands within the urban boundary of the City and implemented the land use designations for the subject lands as recommended in the East Woodstock Secondary Plan, with exception to a small landlocked area designated as "Future Urban Growth" in the northern part of the site. As part of the work completed for the South-East Woodstock Secondary Plan, numerous studies were completed including servicing studies, stormwater management plans, Environmental Impact Studies, Traffic Impact Studies, and geotechnical and hydrogeological investigations for the area.

Portions of the subject lands abutting Highway 401 are designated Business Park. Lands designated as Business Park are generally intended to accommodate a range of low intensity industrial, technological, office and business support uses within a comprehensively planned business park setting.

Uses within the Business Park designation will generally be characterized by free-standing, low profile buildings on individual lots in a planned subdivision. Business Parks will have the highest development standards of all industrial designations.

Permitted uses within the Business Park designation generally 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. Showroom, retail, wholesale and sales uses operating in association and ancillary to the permitted uses set out above may be permitted in buildings in the Business Park designation provided that such space does not exceed 50% of the gross leasable area of the permitted use. Day care facilities solely for employees of a permitted use in the Business Park will be permitted within the industrial or office building.

Within the Business Park designation in the East Woodstock Secondary Plan and the special policies for Business Park development contained within the South-East Woodstock Secondary Plan, lands are intended for light industrial, technological, office and business support uses that can be accommodated on smaller parcels and do not involve significant trucking and loading operations or industrial emissions that would require significant buffering or separation distances. Utilities and public works uses, minor institutional uses such as police, ambulance and fire stations and municipal parks and recreational facilities may also be permitted.

Uses permitted within the Business Park designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

In addition to the primary uses permitted above, the following ancillary uses may be permitted within the Business Park designation:

- uses which primarily serve employees of the Business Park and the general public in the immediate area such as eat-in restaurants, medical or dental offices and clinics, day care facilities, financial institutions and commercial recreational facilities;
- trade schools, conference facilities, assembly halls and catering facilities;
- hotels or motels;
- facilities used primarily by fraternal lodges, service clubs, trade unions, community cultural organizations and similar groups. Such facilities may also include meeting rooms and banquet halls utilized by the general public;
- police, fire or ambulance depots; and
- wholesale or warehouse outlets as defined by the Zoning By-law.

Ancillary uses will be subject to the following evaluation criteria:

- they are located on an arterial or collector road;
- they are located at the periphery of the Business Park;
- the proposed uses are compatible with existing and proposed uses in the surrounding area; and
- where a development is proposing facilities designed to accommodate a variety of separate uses, such as an industrial mall facility, no more than 50% of the total gross floor area of the development will be utilized for ancillary uses permitted in the Business Park designation.

Further, notwithstanding the policies for Business Parks outlined above, development within the Business Park designation adjacent to residential uses will be buffered from the industrial uses through requirements for setbacks, landscape strips, screening and other measures. In addition, parking lot lighting and signage will be directed away from residential uses and the design of the building roof will screen mechanical equipment from public view and adjacent residential properties.

Lands on the north side of Highway 2 are designated Traditional Industrial and are subject to Special Policy Area 7.3.6.5.19 for the South-East Woodstock Secondary Plan. Lands designated Traditional Industrial within areas subject to the South-East Woodstock Secondary Plan s are intended for the development of a range of suitable sites for job creating employment uses that may require separation from sensitive land uses, may generate industrial emissions that require buffering and/or separation distances from other uses, and/or that require or may benefit from a location in proximity to Highways 401 and 403 and/or existing rail.

In addition to the uses permitted in Section 7.3.6 - Traditional Industrial Areas, utilities and public works uses, minor institutional uses such as police, ambulance and fire stations (subject to Section 7.4.3 of the Official Plan) and municipal parks and recreation facilities may also be permitted within the area subject to the Secondary Plan. Service commercial uses generally shall not be permitted and shall be directed to areas designated for such use.

In order to maintain the viability of Traditional Industrial Areas, City Council will exercise strict control over the amount of non-industrial activity permitted in such designations and will require that ancillary uses be located at or near the periphery of the industrial designation on arterial or collector roads.

All permitted uses within the Traditional Industrial designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

Development adjacent to a Provincially Significant Wetland shall be in accordance with the policy contained in Section 3.2.4.2.1 – Significant Wetlands and Section 3.2.6 – Environmental Impact Studies (EIS). Where an EIS or other appropriate study is required, such study shall be prepared in consultation with the Conservation Authority having jurisdiction and shall be approved by County Council and/or City Council.

New development and/or site alteration within and on lands within 50 metres (165 feet) of a woodlot or other significant environmental feature will require the preparation of an EIS in accordance with Section 3.2.6 which demonstrates that development will not negatively affect the natural features or ecological functions of the area.

The policies of the Official Plan also direct that Environmental Protection Areas include natural heritage features such as significant wetlands, significant habitat of endangered or threatened species, significant valleylands, significant woodlands, and significant life science areas of natural and scientific interest. Permitted uses within Environmental Protection Areas include passive recreational uses, minor additions to existing buildings, established agricultural activities on existing cleared areas, and other limited environmental uses. Development may be permitted in lands adjacent to an Environmental Protection Area provided an Environmental Impact Study is completed and demonstrates the potential development will not result in any loss of wetland functions, subsequent demand for future development which will negatively impact on existing wetland functions, conflict with existing site-specific wetland management practices, and result in no loss of contiguous wetland area.

ZONING BY-LAW

The subject lands are currently zoned Agricultural and Environmental Protection Zone 1 and 2 (EP1 and EP2) according to the City of Woodstock Zoning By-law.

A Zoning By-law Amendment is required to facilitate the proposed industrial subdivision. A Special General Industrial (M3-sp) zone is proposed for the area that is designated “Traditional Industrial” in the Official Plan. The proposed M3-sp zone would permit a wide variety of industrial uses in accordance with Section 19.1 of the Zoning By-Law, save for an adult entertainment parlour or a body rub parlour.

For the areas designated Business Park, a Special Prestige Industrial Zone (M1-sp) is proposed. The M1-sp zoning would permit a food processing plant, in addition to the industrial uses in Section 17.1 of the Zoning By-Law and provide for a reduced lot depth of 14 m for a lot or block adjacent to the MTO owned Highway 401 corridor.

Holding provisions are proposed to be included for the purpose of ensuring that the proposed industrial development on each site is compliant with the Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, and to ensure that the industrial use is consistent with the recommendations of the Provincial D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses. It is proposed that the holding provisions would be removed once compliance was demonstrated through a noise study or appropriate separation distances, dependant on the proposed industrial use to sensitive land uses.

Special Environmental Protection Zones (EP-1-sp) and (EP-2-sp) would be applied to the natural heritage features that have been identified through studies conducted through the East Woodstock Secondary Plan, Southeast Woodstock Secondary Plan, and for the proposed draft plan of subdivision. The proposed special provisions would implement a minimum 30 m setback for any development from the EP1 and EP2 zones.

AGENCY COMMENTS

The City of Woodstock Engineering Department (Development Division) provided conditions of draft approval regarding this proposal which are attached to this report for Council's consideration.

The City of Woodstock Parks Department provided the following comments:

- All buffer zones to remain in the ownership of the City of Woodstock to ensure proper access to the natural heritage feature for future maintenance.
- Additional access points to the natural heritage features are required to ensure maintenance vehicles have access to the natural heritage. These access points should be based on the topography and limits of access though the feature, example: two wooded areas divided by a marsh area, should have an access point at each wooded area so the marsh doesn't have to be crossed to access the further wooded area.

The County Public Works Department provided the following comments:

- a. Please forward comments from MTO for our records.
- b. Extensions of the municipal water distribution system and wastewater collection system are required to service the subject lands. The extension and installation of such "external" services through various future City/County construction contracts will be required. Funding/cost sharing between the City and County should be in accordance with County's Local Services Policy and Development Charges By-Law; associated budgeting/funding subject to County Council approvals.
- c. In collaboration with the City, various external servicing projects, as required for development of the Woodstock Northeast Secondary Plan Area (including subject property) have been identified in Oxford County's 2024 [Transportation](#) and [Water & Wastewater](#) Master Plans.
- d. Oxford County is currently undertaking a 2024 [Development Charges Background Study](#) to pass new development charge by-laws.
- e. Subdivision/site entrances and all related costs are considered local services and a direct developer responsibility. The County understands that the City will complete/lead construction of the proposed subdivision (secondary plan) entrances from Oxford Road 2 (including proposed roundabout at Oxford Road 2 and Oxford Road 55); it's assumed that the City will provisionally request reimbursement from benefitting developers (e.g. of westerly lands - #685691 Highway 2) for their share.
- f. The County understands that temporary easements on adjacent westerly lands will be required to facilitate installation, operation and maintenance of proposed forcemain and watermain traversing the adjacent lands i.e. infrastructure required to be functional for

initial phases of the NE Secondary Plan/City's Industrial Park lands. Furthermore, MTO approval/permit will be required for W/WW crossings of Highway 401; easement acquisition from TMMC; etc. to facilitate installation of external servicing for the City's Northeast Industrial Park (and larger NE Secondary Plan lands). Other downstream W&WW system improvement projects, as required to service the NE Secondary Plan lands, will require collaboration between the City and County.

- g. It's understood that a storm sewer (outlet for proposed SWM wet pond, tentatively 1200mm diameter) is proposed on Oxford Road 2, discharging to a municipal drain (Anderson Drain) located approximately 0.5 km east of Blandford Road. What are the anticipated requirements/approvals (e.g. under Drainage Act) to discharge to this municipal drain? If available, please share comments from approval authorities (assume Township of Norwich Drainage; Grand River Conservation Authority).
- h. As typical, the County will review and approve proposed storm drainage works located within County road allowance. Unless otherwise confirmed, proposed storm sewer will be subject to approval and conditions of the County's CLI-ECA for a *Municipal Stormwater Management System* (ECA #071-SZ01).
- i. Proposed sanitary sewer infrastructure will be subject to approval and conditions of the County's CLI-ECA for a *Municipal Sewage Collection System* (CLI-ECA #071-W601).
- j. Proposed watermains will be subject to regulatory approvals (e.g. Form 1).
- k. Who would own/maintain the north leg of the proposed roundabout? Not sure what is typical. If County, does a block need to be delineated/put in County's name?
- l. Roles & responsibilities of the City and County (e.g. construction inspection requirements/services), for projects where City is proponent/developer, needs further review and confirmation. Subdivision agreement(s) are requested.

The Owner should be aware that the following County Public Works (PW) fees will be required throughout the subdivision planning/development process. Select referenced fees below are based on the current 2024 County Fees and Charges By-Law (subject to change). Fees, as applicable, will be based upon latest fees and by-laws at time of payment:

- Fee of \$9,500, per phase (includes development review/file management services, clearance fees, review fees for water & wastewater applications required at time of building permit for each lot, etc.)
- Fee for County water & wastewater capacity / hydraulic modelling review, \$500 (min.)
- Fee for Watermain Review and Regulatory approval – Form 1, \$1,200 (per phase)
- Fee for Sanitary sewer review, CLI-ECA process, \$1,200 (per phase)
- Fee for Storm sewer review (on County property), CLI-ECA process, \$1,200 (per phase)
- Fee for Sanitary forcemain review, CLI-ECA process, \$2,000 (per phase)
- Fee for Sanitary sewer pumping station review, CLI-ECA process, \$2,000 (per phase)
- Inspection fees (equal to 1.5% of the supply and installation cost for applicable water/sanitary/storm infrastructure to be installed and eventually assumed by Oxford County)
- Fee for Watermain inspection/commissioning (applicable for subdivision servicing and individual Block servicing at time of future Site Plan approval) – Site Plan actual cost or \$500 min, Subdivision < 25 lots \$1,500, >25 lots \$2,500 per Phase

The Upper Thames River Conservation Authority has indicated that the UTRCA, in cooperation with the Grand River Conservation Authority, has reviewed the background reports provided in support of this proposal and are satisfied that they have sufficient information to support the development concept, and that remaining concerns can be addressed through the finalized reports and conditions of draft approval. The UTRCA's comments and recommended conditions of draft approval are attached for Council's consideration.

PUBLIC CONSULTATION

Notice of complete application and notice of public meeting regarding this proposal was issued on February 26, 2024 and April 29, 2024, respectively, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The subject lands were originally designated for 'Business Park' and 'Traditional Industrial' use by OPA 113 in 2008, which implemented the East Woodstock Secondary Plan. OPA 268 in 2022 (Southeast Woodstock Secondary Plan) was adopted by Oxford County on April 13, 2022 and brought the lands within the urban boundary of Woodstock and implemented the land use designations as recommended in the East Woodstock Secondary Plan. The applicant proposes to amend the City's Zoning By-law to facilitate the development of an industrial draft plan of subdivision, as described previously in this report.

The proposed development of the lands for industrial subdivision purposes is consistent with the relevant policies of the Provincial Policy Statement (PPS) with respect to promoting economic development and competitiveness. Further, the proposal is considered to be an efficient use of existing, industrially-designated lands within a settlement area and the lands can be adequately serviced.

Through an integrated Environmental Assessment process, the City has prepared a number of studies in support of the proposal, including an Environmental Impact Study (EIS), a Functional Servicing Report (FSR), a Traffic Study and a Soils Report, Hydrogeological Assessment, Archaeological Investigation and Heritage Impact Assessment, and Cultural Heritage Evaluation Report. These reports, many prepared through the Secondary Plan process and through the Integrated Environmental Assessment process, evaluated potential options for servicing, storm water management and drainage, and impacts to existing natural heritage features and the preferred options have been carried forward in these planning applications. Appropriate conditions of approval have been included to ensure that these reports are finalized and accepted by the appropriate reviewing agency.

Regarding traffic, the subject lands will have access to Highway 2 through a proposed roundabout at the intersection of Highway 2 and Oxford Road 55 and the proposed Street D, with a second access (Street E) approximately 700 m to the east. No access east of the proposed roundabout is proposed as per requirements from the Ministry of Transportation. There is a proposed access from Blandford Road from Street C, located 225 m north of Highway 2.

While the majority of the lands are designated Business Park and Traditional Industrial, a significant portion is designated Environmental Protection (EP). The designation of these areas reflects significant natural heritage features, including provincially significant wetlands that are present on the property. As part of the South East Woodstock Secondary Plan, additional environmental investigations and reports were prepared that supported the inclusion of additional Environmental Protection designations to implement the findings of environmental studies that were completed as part of the earlier Secondary Plan process. The proposed draft plan of subdivision does not propose any development within these features, and includes a 30 m buffer area to the industrial blocks. It is proposed that through the development of these blocks, updates to the Environmental Impact Studies will be prepared to demonstrate that the recommended 30 m buffer area remains suitable for the proposed use, building location and development of industrial uses to ensure that they will not negatively impact these natural features and areas.

Planning staff recommend that the zoning of the EP areas include a minimum setback of 30 m to any EP zone, with further relief only contemplated through submissions of a zoning by-law amendment with a supporting Environmental Impact Study to justify the reduced setback.

Regarding the zoning of Blocks 3, 4, 5, 6, 7, 8 and 9 it is proposed that these blocks be developed for Traditional Industrial uses, in accordance with the provisions of the M3 Zone, save for an adult entertainment establishment or body rub parlour. Block 10 and 11 would be developed for Prestige Industrial Uses, including a food processing plant, in accordance with the Business Park designation, with special provisions being included to permit a reduced lot depth adjacent to the Highway 401 right of way. The reduced lot depths for these areas can be considered appropriate as it will apply to a small area of the plan and there will be sufficient flexibility for the City to create appropriately sized industrial parcels in this area.

The Planning Justification Report submitted with the application proposed Holding Provisions for the proposed industrial blocks to ensure that the proposed industrial uses (currently undetermined), are compliant with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” and the Ministry of Environment, Conservation and Parks Noise Guideline NPC-300. There are a number of sensitive land uses fronting on Highway 2, Blandford Road and Township Road 2 that could be negatively impacted by the permitted industrial uses. The purpose of the Holding Provisions would be review a proposed industrial site plan for conformance with the D-6 Guidelines and where there is a concern that the use could negatively impact a sensitive use, require a noise study or other mitigation measures to demonstrate compliance with the guidelines. Once confirmation was received that the proposed industrial development would be compliant with the guidelines, the holding provision would be recommended to be lifted by City Council to enable the development to proceed. Planning staff are supportive of this approach as the identification and acceptability of required mitigation or design measures is unknown until a specific development and use is proposed for the lands.

In light of the foregoing, Planning staff are of the opinion that the proposal to amend the City Zoning By-law to facilitate a plan of subdivision for industrial purposes on the subject lands is consistent with the relevant policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan, and can be given favourable consideration by Council.

RECOMMENDATIONS

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-24-03) submitted by the City of Woodstock, for lands described as Part of Lots 7, 8 & 9, Concession 1 (Blandford), to rezone the lands from Agricultural (AG) and Environmental Protection Zone 1 and 2 (EP1 and EP2) to ‘Special Prestige Industrial Holding Zone (M1-12(H)), Special General Industrial Holding Zone (M3-46 (H)), Future Development Zone (FD) and Environmental Protection Zone 1 and 2 (EP1 and EP2) to facilitate a proposed draft plan of subdivision for industrial purposes;

And further, that the Council of the City of Woodstock advise County Council that the City supports the application for draft plan of subdivision, File No. SB 24-02-8, submitted by the City of Woodstock, for lands described as Part of Lots 7, 8 & 9, Concession 1 (Blandford), subject to the following conditions of draft approval:

1. This approval applies to the draft plan of subdivision submitted by the City of Woodstock and prepared by AECOM as shown on Plate 3 of Report No. 2024-129 and comprising Part of Lots 7, 8 and 9, Concession 1 (Blandford), in the City of Woodstock showing nine blocks for industrial development, three natural heritage blocks, one block for stormwater management and a future sanitary pumping station, and a number of blocks for road widenings and 0.3 m (1 ft) reserves, served by 5 new local streets.
2. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the satisfaction of the City of Woodstock.
3. The streets included in the draft plan of subdivision shall be named to the satisfaction of the City of Woodstock.
4. The owner agrees in writing that temporary turning circles and/or emergency access ways will be provided, as necessary, to the satisfaction of the City of Woodstock.
5. The owner agrees that 0.3 m (1 ft) reserves shall be conveyed to the City or County, as the case may be, free of all costs and encumbrances, to the satisfaction of the City and/or County.
6. Such easements as may be required for utility, servicing or drainage purposes shall be granted to the appropriate authority.
7. Prior to the signing of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City's Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the City by an Ontario Land Surveyor retained by the owner.
8. The owner agrees in writing that further development will be subject to site plan approval where servicing, grading, stormwater management, setbacks to environmental areas, traffic/transportation, landscaping, etc. will be reviewed in further detail.
9. The Owner agrees in writing to satisfy all the requirements, financial (including payment of applicable development charges, etc.) and otherwise, of Oxford County Public Works regarding the installation of the water distribution system, the installation of the sanitary sewer system including Sewage Pumping Station (SPS) and forcemains, construction of County road improvements necessitated by development, and other matters pertaining to the development of the subdivision in accordance with County Standards.
10. The Owner shall provide service provisions for future development, to the satisfaction of Oxford County Public Works Department. Of particular note, the Owner agrees to design and size the sanitary sewer collection and water distribution systems within the Plan of Subdivision to accommodate future flows from upstream/tributary areas including lands identified within the Northeast Woodstock Secondary Plan area, subject to cost sharing with the County for service oversizing, to the satisfaction of Oxford County Public Works.
11. The Owner shall agree in the Subdivision Agreement that the final location of the Sewage Pumping Station (SPS) will be located in an area that adequately services the site and also provides maximum drainage benefit to surrounding external lands; including, but not limited to, lands identified within the Northeast Woodstock Secondary Plan area. The final location and complete design of the SPS shall be reviewed and approved by Oxford County Public Works.

12. The Owner shall agree in writing that the SPS will be owned and operated by Oxford County Public Works. Block 2 shall be conveyed to the County, free of all costs and encumbrances, for the location of the Sewage Pumping Station. The Block shall provide access from a public road. The Owner agrees to increase/amend size of draft Block 2 if deemed required following detailed design, to the satisfaction of Oxford County Public Works.
13. The Owner shall agree in the Subdivision Agreement to fund the cost of any transportation network improvements that are attributable to the Draft Plan of Subdivision to the satisfaction/approval of Oxford County Public Works, MTO, and the City of Woodstock.
14. The Owner agrees that subdivision/site entrances and all related costs are considered local services and a direct developer responsibility.
15. The Owner agrees to implement the recommendations contained within the various technical reports (e.g. Integrated Master Plan, Water, Wastewater, Stormwater, Transportation, etc.) submitted in support of the subject draft plan of subdivision application, including any amendments thereto, and the preparation and submission of detailed engineering drawings and reports to the satisfaction of Oxford County and/or the City of Woodstock.
16. Prior to the signing of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the City and County. Furthermore, the Owner acknowledges that servicing/development of the plan of subdivision is dependent on various planning, design, approval, and construction phases for implementation of external services/existing system upgrades.
17. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with the Oxford County Design Guidelines.
18. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from Oxford County Public Works that there is sufficient capacity in the City of Woodstock water and sanitary sewer systems to service the plan of subdivision. Each proposed industrial Block shall be subject to Site Plan approval. Water & Wastewater capacity will be assessed and provisionally approved on a block by block basis as part of Site Plan review; water and wastewater capacity allotment per Block shall not exceed the established design allotment (based on design criteria, max flow per area) of which applicable water & wastewater servicing infrastructure was sized. The Owner shall agree to make provisions in the subdivision agreement to disclose the foregoing water & wastewater allocation process and upset flow limits to purchasers of Blocks, to the satisfaction of Oxford County Public Works.
19. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority free of all costs and encumbrances to the satisfaction of the appropriate authority. Furthermore, the Owner agrees to provide any temporary easements as deemed required by the appropriate authority.

20. The Owner agrees in writing, that 0.3 m (1 ft) reserves along Oxford Road 2 (Highway 2), shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of Oxford County Public Works.
21. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of Oxford County Department of Public Works.
22. The subdivision agreement shall make provision for the assumption and operation by Oxford County of the water and sewage system within the draft plan subject to the approval of Oxford County Public Works.
23. Storm water drainage proposed to be directed to any County Road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and City of Woodstock.
24. The Owner shall demonstrate/implement to the satisfaction of Oxford County that the entire subdivision, and each phase of development, shall provide adequate redundancy and looping for domestic and fire water protection services.
25. Appropriate cul-de-sacs/turnaround areas are required to ensure proposed roadways have adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/City of Woodstock Guidelines.
26. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from Oxford County Public Works that there is sufficient capacity in the City of Woodstock water and sanitary sewer systems to service the plan of subdivision. Each proposed industrial Block shall be subject to Site Plan approval. Water and Wastewater capacity will be assessed and provisionally approved on a block by block basis as part of Site Plan review; water and wastewater capacity allotment per Block shall not exceed the established design allotment (based on design criteria, max flow per area) of which applicable water and wastewater servicing infrastructure was sized. The Owner shall agree to make provisions in the purchase and sale agreements to disclose the foregoing water & wastewater allocation process and upset flow limits to purchasers of Blocks, to the satisfaction of Oxford County Public Works.
27. Prior to the final approval of the plan by the County, the Owner shall provide a final Stormwater Management Report and Water Balance Assessment, which addresses the Conservation Authority's outstanding comments and concerns, to the satisfaction of the Upper Thames River Conservation Authority.
28. Prior to the final approval of the plan by the County, the Owner shall provide a final Hydrogeological Assessment which includes a detailed wetland monitoring and mitigation plan, to the satisfaction of the Upper Thames River Conservation Authority.

29. Prior to the final approval of the plan by the County, in conjunction with the submission of the engineering drawings, the Owner shall submit detailed grading plans and erosion and sediment control plans that will identify all erosion and sediment control measures for the subject lands to the satisfaction of the Upper Thames River Conservation Authority. The plans are to include measures to be used during all phases of construction including the installation of servicing under Highway 401. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Upper Thames River Conservation Authority.
30. In accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits / approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area, including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
31. Prior to the approval of the final plan by the County, the owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
32. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the owner/developer provide Enbridge Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Gas Limited.
33. Prior to the approval of the final plan by the County, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
34. Prior to final approval by the County, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
35. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 8 (inclusive) have been met to the satisfaction of the City. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
36. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department or other appropriate County department, that conditions 6, 8 to 26 (inclusive) have been met to the satisfaction of County Public Works and/or Community Planning. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.

37. Prior to final approval by the County, the owner shall secure clearance from the Upper Thames River Conservation Authority that conditions 27 to 30 (inclusive), have been met to the satisfaction of the UTRCA. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
38. Prior to final approval by the County, the County of Oxford shall be advised by Canada Post Corporation that condition 31 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
39. Prior to final approval by the County, the County of Oxford shall be advised by Enbridge Gas that condition 32 has been met to the satisfaction of Enbridge Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
40. The plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

SIGNATURES

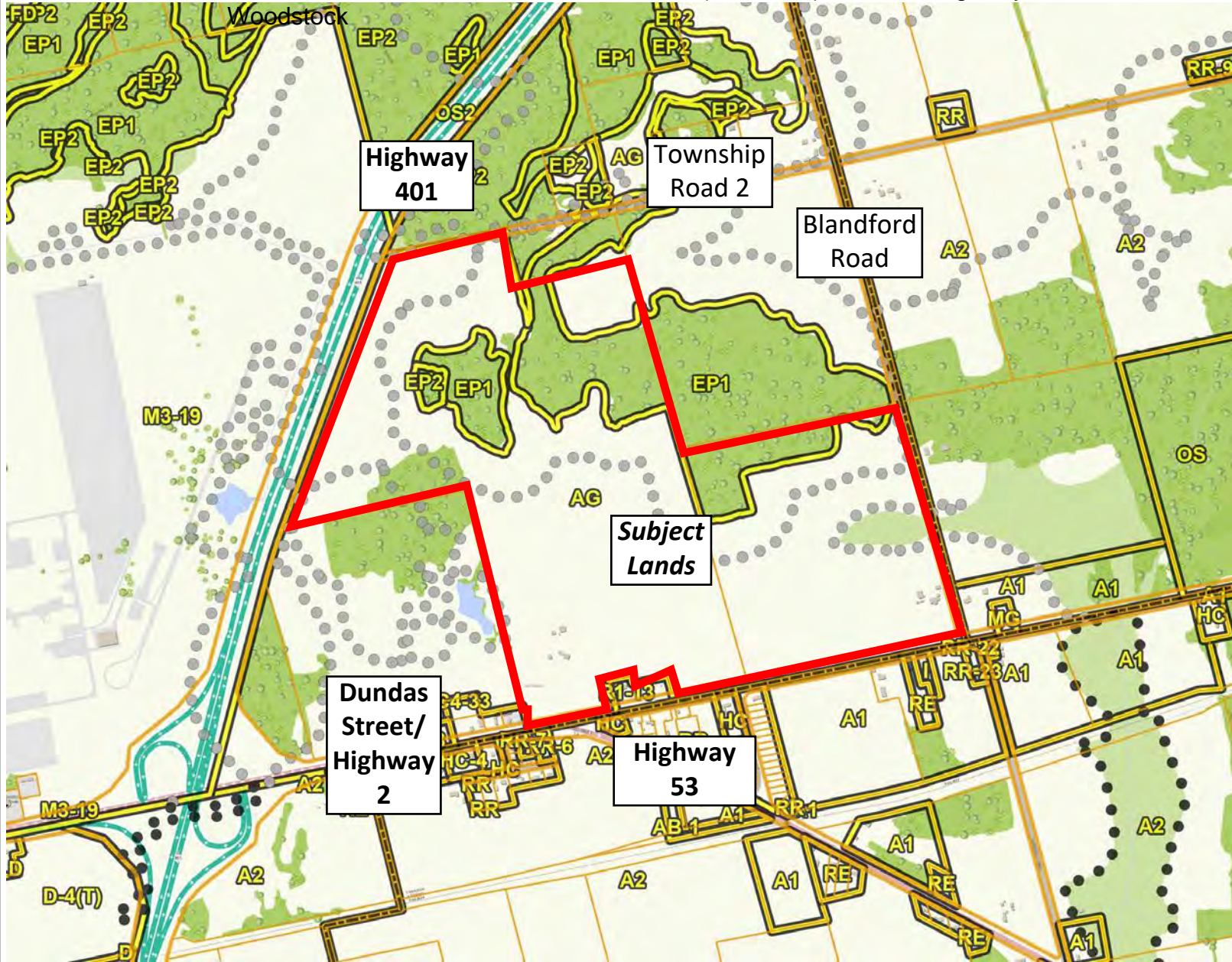
Authored by:

Original signed by

Eric Gilbert, RPP MCIP
Manager of Development Planner

Approved for Submission by: *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



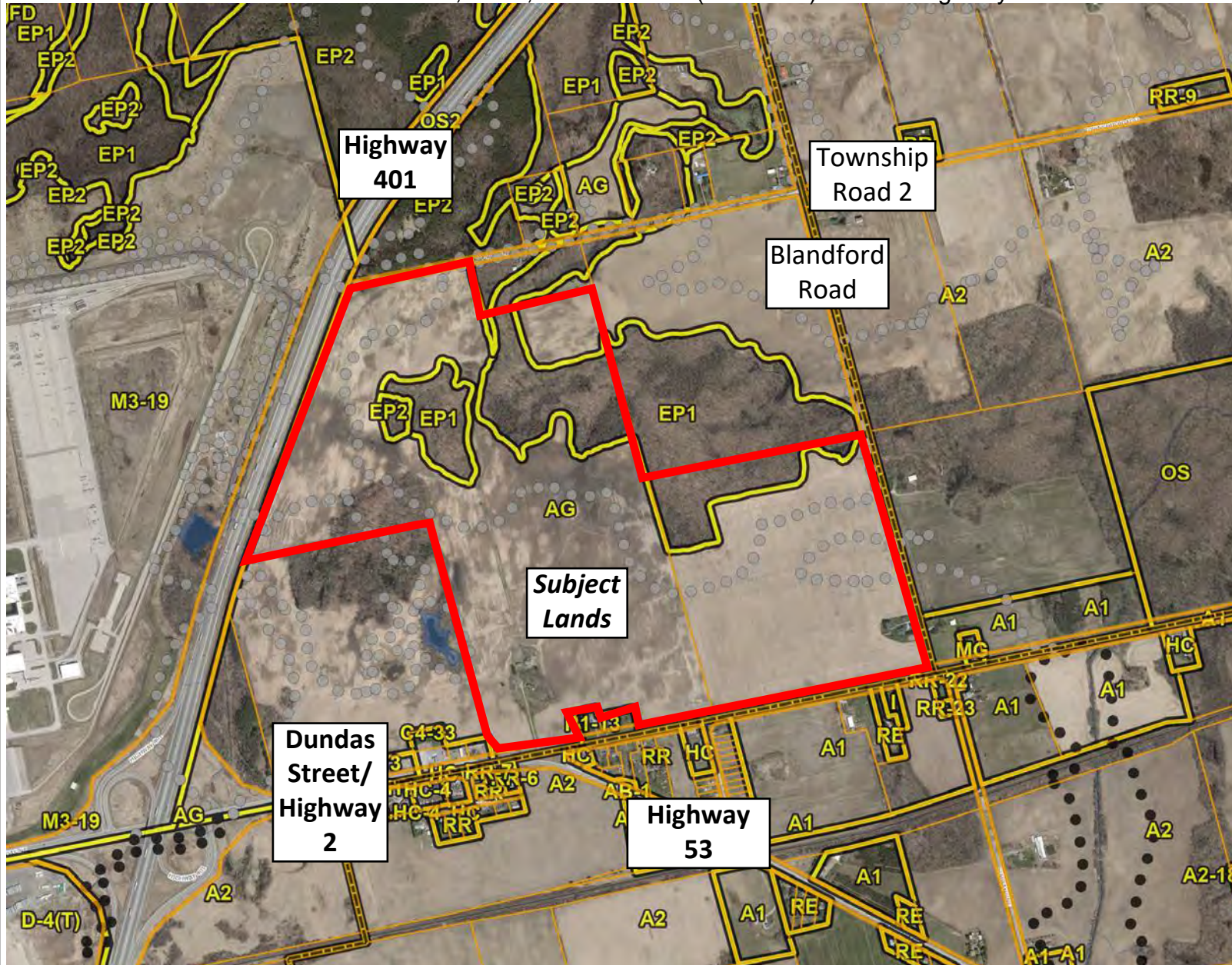
0 409 818 Meters

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

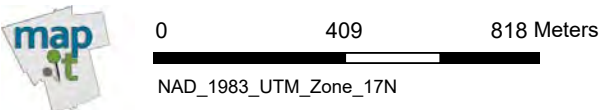
February 20, 2024



Legend

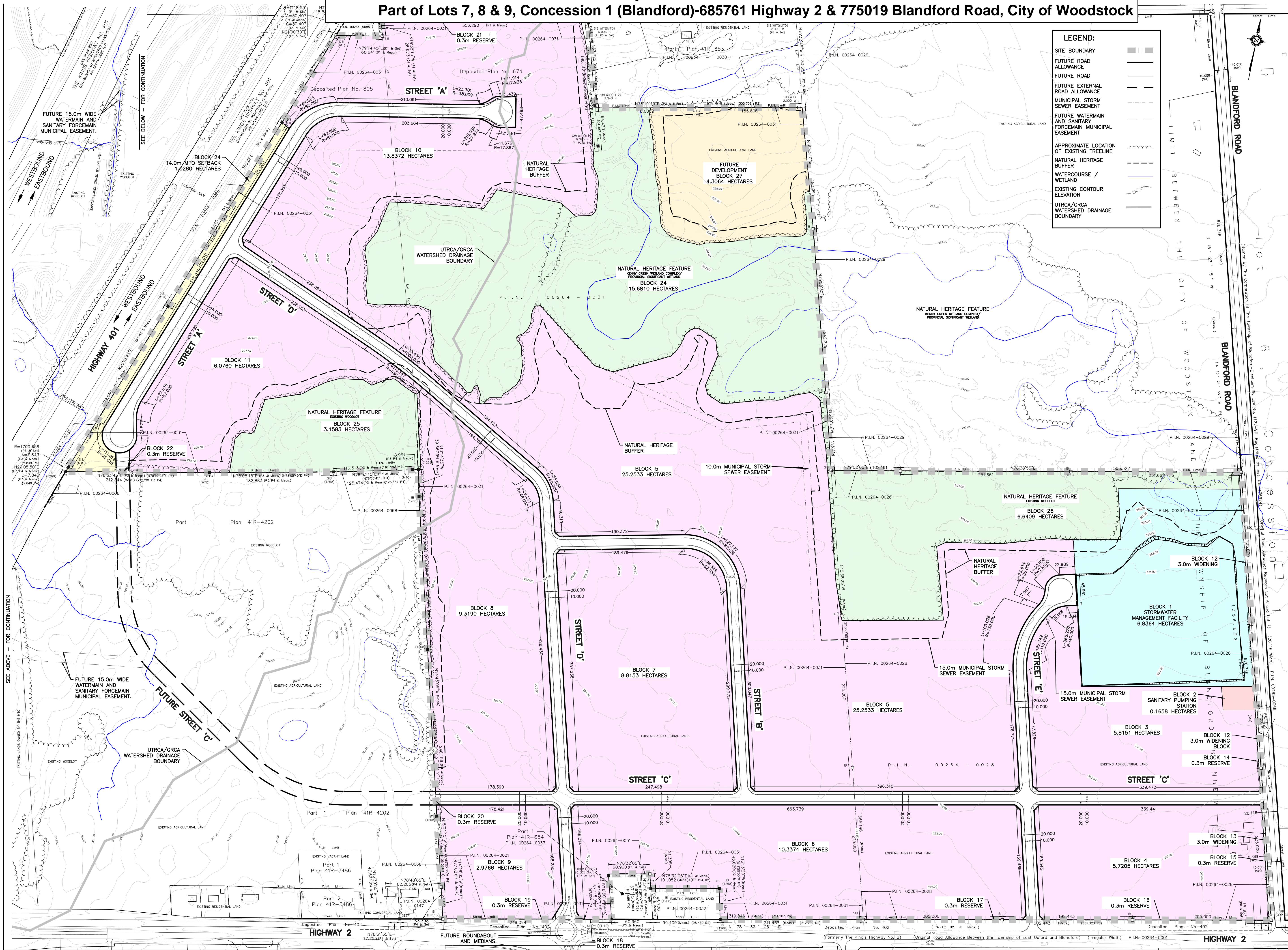
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



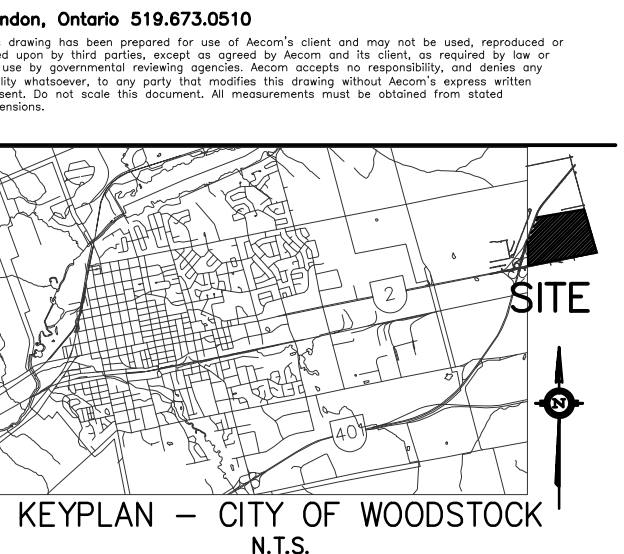
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Plate 3: Draft Plan of Subdivision
File Nos: SB 24-02-8 & ZN 8-24-03- City of Woodstock
Part of Lots 7, 8 & 9, Concession 1 (Blandford)-685761 Highway 2 & 775019 Blandford Road, City of Woodstock



LEGEND:

- SITE BOUNDARY
- FUTURE ROAD ALLOWANCE
- FUTURE ROAD
- FUTURE EXTERNAL ROAD ALLOWANCE
- MUNICIPAL STORM SEWER EASEMENT
- FUTURE WATERMAIN AND SANITARY FOREMAIN MUNICIPAL EASEMENT
- APPROXIMATE LOCATION OF EXISTING TREELINE
- NATURAL HERITAGE BUFFER
- WATERCOURSE / WETLAND
- EXISTING CONTOUR ELEVATION
- UTRCA/GRCA WATERSHED DRAINAGE BOUNDARY



LAND USE SCHEDULE

LAND USE	BLOCKS	AREA	%
SWIM FACILITY BLOCK	1	6.8364 Ha	5.0%
SANITARY PUMPING STATION BLOCK	2	0.1658 Ha	0.1%
INDUSTRIAL DEVELOPMENT BLOCK	3	5.8181 Ha	4.3%
INDUSTRIAL DEVELOPMENT BLOCK	4	5.7205 Ha	4.2%
INDUSTRIAL DEVELOPMENT BLOCK	5	25.2533 Ha	18.6%
INDUSTRIAL DEVELOPMENT BLOCK	6	10.3374 Ha	7.6%
INDUSTRIAL DEVELOPMENT BLOCK	7	8.8153 Ha	6.5%
INDUSTRIAL DEVELOPMENT BLOCK	8	9.3190 Ha	6.9%
INDUSTRIAL DEVELOPMENT BLOCK	9	2.9766 Ha	2.2%
INDUSTRIAL DEVELOPMENT BLOCK	10	13.8372 Ha	10.2%
INDUSTRIAL DEVELOPMENT BLOCK	11	6.0760 Ha	4.5%
3.0m WIDENING BLOCK	12	0.1403 Ha	0.1%
3.0m WIDENING BLOCK	13	0.0498 Ha	0.0%
0.3m RESERVE BLOCK	14	0.0035 Ha	0.0%
0.3m RESERVE BLOCK	15	0.0051 Ha	0.0%
0.3m RESERVE BLOCK	16	0.0100 Ha	0.0%
0.3m RESERVE BLOCK	17	0.0134 Ha	0.0%
0.3m RESERVE BLOCK	18	0.0014 Ha	0.0%
0.3m RESERVE BLOCK	19	0.0050 Ha	0.0%
0.3m RESERVE BLOCK	20	0.0006 Ha	0.0%
0.3m RESERVE BLOCK	21	0.0121 Ha	0.0%
0.3m RESERVE BLOCK	22	0.0006 Ha	0.0%
MTO SETBACK	23	1.0280 Ha	0.8%
NATURAL HERITAGE FEATURE	24	15.6810 Ha	11.5%
NATURAL HERITAGE FEATURE	25	3.1583 Ha	2.3%
NATURAL HERITAGE FEATURE	26	6.6409 Ha	4.9%
FUTURE DEVELOPMENT BLOCK	27	4.3064 Ha	3.2%
TOTAL SITE AREA		135.7727 Ha	

SECTION 31 PLANNING ACT REQUIREMENTS
 A AS SHOWN ON DRAFT PLAN
 B AS SHOWN ON DRAFT PLAN
 C AS SHOWN ON DRAFT PLAN
 D AS SHOWN ON DRAFT PLAN
 E AS SHOWN ON DRAFT PLAN
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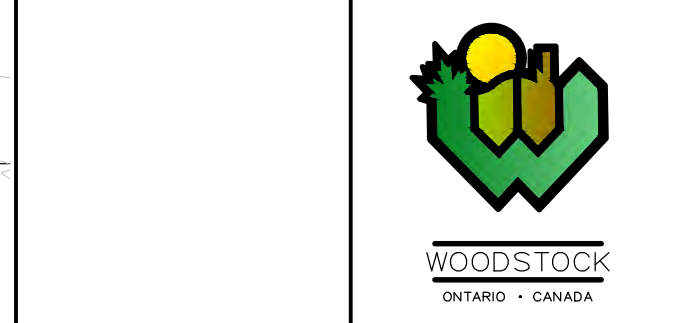
PLAN OF SURVEY COMPLETED BY ARCHIBALD GRAY & MCKAY LTD. IN APRIL 2022.
 PLAN OF SURVEY PART OF LOTS 7, 8 & 9, CONCESSION 1, TOWNSHIP OF BLANDFORD, COUNTY OF OXFORD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

LONDON, ONTARIO
 JASON WELAND
 ONTARIO LAND SURVEYOR

NORTHEAST WOODSTOCK INDUSTRIAL PARK PLANNING & SERVICING STUDY
 DRAFT PLAN OF SUBDIVISION
 WOODSTOCK, ONTARIO

No.	REVISIONS	DATE



DRAWN BY: KM/JP	PROJECT No: 60632016
DESIGNED BY: JJK	DRAWING No.
CHECKED BY:	SCAN No.
APPROVED BY:	DATE: MARCH, 2023

SCALE 1:2500 SHEET OF

"Inspiring a Healthy Environment"

May 6, 2024

County of Oxford Community Planning Office
21 Reeve Street
Woodstock, ON N4S 7Y3

Attention: Eric Gilbert, Manager of Development Planning (via e-mail planning@oxfordcounty.ca)

Re: Draft Plan of Subdivision and Zone Change Applications
File No.: SB 24-02-8 & ZN 8-24-03
Agent: GSP Group Inc. c/o Steve Wever
Owner: The Corporation of the City of Woodstock
685761 Highway 2 & 775019 Blandford Road, City of Woodstock

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (PPS, 2020), and the Upper Thames River Source Protection Area Assessment Report.

BACKGROUND & PROPOSAL

The subject lands are described as part of lots 7, 8 & 9, Concession 1 (Blandford), now in the City of Woodstock. The lands are located on the north side of Highway 2, west side of Blandford Road, south side of Township Road 2, and are adjacent to the eastern side of Highway 401, and are municipally known as 685761 Highway 2 & 775019 Blandford Road in the City of Woodstock. The subject lands are currently used for agricultural cash crop production with the exception to the natural heritage features which includes part of a Provincially Significant Wetland complex.

The approximately 135.8 ha in area subject lands are currently designated as Business Park, Traditional Industrial, Future Urban Growth and Environmental Protection on Schedule 'W-1' City of Woodstock Land Use Plan of the County of Oxford Official Plan, and zoned 'Agricultural (AG)' and 'Environmental Protection (EP1 & EP2)' in the City of Woodstock Zoning By-law No. 8620-10. The majority of the subject lands are located within the jurisdiction of the Grand River Conservation Authority (GRCA), with an area in the north-west portion of the subject lands located within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA). Each Conservation Authority (GRCA & UTRCA) is submitting their comments for this subdivision under a separate cover.

The purpose of the application for **Draft Plan of Subdivision (file SB24-02-8)** is to create a municipal industrial plan of subdivision consisting of:

- Nine (9) blocks for industrial uses (Blocks 3 to 11) which may be further subdivided;
- Two (2) 3.0 m road widening blocks (Blocks 12 & 13);
- One (1) block for stormwater management (Block 1);
- One (1) block for a future sanitary pumping station (Block 2);
- Nine (9) 0.3 m reserve blocks (Block 14 to 22)
- One (1) MTO setback block (Block 23)
- Three (3) blocks for the natural heritage features (Blocks 24 to 26); and

- One (1) block for future development (Block 27).

The purpose of the application for **Zone Change (file ZN8-24-03)** is to rezone the lands from Agricultural (AG), Environmental Protection 1 & 2 (EP1 & EP2) to Special Prestige Industrial Holding Zone (M1-12(H)), Special General Industrial Holding Zone (M3-40 (H)), Future Development Zone (FD) and to refine the limits of the current Environmental Protection 1 & 2 Zones (EP1 & EP2). The limits of the Environmental Protection Zones (EP1 and EP2) are proposed to be refined to reflect updated mapping based on the results of the Environmental Impact Study (EIS) and changed to a site-specific EP1-2 Zone to require a more detailed EIS for proposed site developments within 120 metres of the identified environmentally sensitive areas.

Alongside the applications the UTRCA has received the following documents:

- **Planning Justification Report**, prepared by GSP Group, dated February 2024;
- **Preliminary Geotechnical Investigation**, prepared EXP Services Inc., dated May 11, 2021;
- **Draft Geotechnical Investigation (Highway 401 Crossing)**, prepared EXP Services Inc., dated October 2021;
- **Preliminary Hydrogeological Assessment** prepared EXP Services Inc., dated March 28, 2022
- **Environmental Impact Study**, prepared by AECOM, dated August 2022;
- **Study Conceptual Stormwater Management and Water Balance**, prepared by AECOM, dated March 2023;
- **Integrated Master Plan Approach #4**, prepared by AECOM, dated May 2023;

DELEGATED RESPONSIBILITY & STATUTORY ROLE

Provincial Policy Statement 2020

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the “Provincial One Window Planning System for Natural Hazards” Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Municipal Affairs and Housing. Accordingly, the Conservation Authority represents the provincial interest in commenting on development applications with respect to natural hazards and ensures that applications are consistent with the PPS.

The UTRCA’s role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and with the policies in the UTRCA’s Environmental Planning Policy Manual (2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the policies of the UTRCA’s Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process and that a permit application can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

Section 28 Regulations - Ontario Regulation 41/24

The subject lands are regulated by the UTRCA in accordance with Ontario Regulation 41/24, made pursuant to Section 28 of the *Conservation Authorities Act*. The regulation limit is comprised of:

- The Kenny Creek Provincially Significant Wetland Complex (GR 15) and the associated area of interference for the wetland complex; and
- The riverine hazards associated with the Lock Drain.

The attached Regulated Areas mapping identifies the approximate location of the regulated features. In cases where a discrepancy in the mapping occurs, the text of the regulation prevails and a feature determined to be present on the landscape may be regulated by the UTRCA.

Please note that the boundary of the Kenny Creek Provincially Significant Wetland (PSW) has been reviewed as part of the Environmental Impact Study (EIS), prepared ACOM. For the location of the Kenny Creek PSW Complex please refer to Figure 6-01 of the EIS. The UTRCA regulates the Kenny Creek PSW Complex as well as the lands within 120 metres of the wetland boundary.

The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

NATURAL HAZARDS

Natural hazard planning involves planning for risks associated with naturally occurring processes. These risks include the potential for loss of life and property damage. In Ontario, prevention is the preferred approach for managing hazards in order to minimize these risks. The UTRCA represents the provincial interest in commenting on *Planning Act applications* with respect to natural hazards. The UTRCA's policies are consistent with the PPS and the applicable policies include:

3.2.2 General Natural Hazard Policies

These policies ensure that new development and site alteration are directed away from hazard lands. No new hazards will be created and existing hazards will not be aggravated through new development. As well, the UTRCA does not support the fragmentation of hazard lands through lot creation which is consistent with the PPS.

3.2.6 Wetland Policies

New development is not permitted in wetlands. Further, new development and site alteration may only be permitted in the area of interference and /or adjacent lands of a wetland if it can be demonstrated through the preparation of an Environmental Impact Study (EIS) that there will be no negative impact on the hydrological function of the wetland feature and no potential hazard impact on the development.

As discussed above, the boundary of the Kenny Creek PSW has been reviewed as part of the EIS prepared by AECOM. For the location of the Kenny Creek PSW please refer to Figure 6-01 of the EIS. Further, the EIS confirms the presence of the Cattail Mineral Shallow Marsh (MAS2-1), on the west side of Highway 401. Any development and site alteration, (i.e. installation of servicing infrastructure) within the area of interference of the wetland features will require a Section 28 permit or letter of clearance.

3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures

Generally discusses the requirements for stormwater management (SWM) and ESC and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. When discharging to watercourses, the UTRCA requires quantity controls to ensure that post-development flow rates are equal to or less than the pre-development rates for all the storm events from the 2 year to the 250 year storms.

DRINKING WATER SOURCE PROTECTION - Clean Water Act

The subject lands **are** located within a vulnerable area. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

COMMENTS

It has been agreed on between the GRCA and the UTRCA staff that the GRCA would be the Conservation Authority lead and provide the technical review of the EIS and Hydrogeological Assessment for the entirety of the subdivision, while both Conservation Authorities will review the SWM for works

within their respective watershed jurisdictions. However, as the findings of these reports provide important connections to the overall design of the subdivision and stormwater management infrastructure, the UTRCA will require copies of these reports to administrative review.

1. The Environmental Impact Study (EIS) completed for the Northeast Industrial Park recommended preliminary buffers from the woodland and wetland communities, 15m and 30m respectively. Recommendation 3 of the EIS states: *'A review of ecological buffers should be completed at detailed design for future site plan approvals to determine the adequacy of preliminary buffers based on proposed adjacent land development.'* Further the EIS identifies that development associated with the proposed servicing plan has the potential to alter surface water quality and quantity and that changes to water contributions to wetland features have the potential to result in unsuitable conditions for the wetland features.
 - i. The UTRCA is supportive of the proposed holding provision requirement 17.3.12.2.3.1 iii) & 19.3.40.2.2.1 iii). Please note the reference to the subsection – Setbacks from Environmental Protection Zone EP1-2 in the draft ZBA, currently 25.3.1.2.2, should be revised to 25.3.2.2.1.
 - ii. The UTRCA is supportive of the proposed requirements contained in the proposed zoning provision 25.3.2.2.1 – Setback from Environmental Protection Zone EP1-2. The EIS shall review the hydrological functions of the wetlands, review any potential impacts and provide mitigation recommendations to ensure no negative impacts to the hydrological functions.
2. As recommended in the EIS, water quality and quantity monitoring, as well as wetland vegetation monitoring for the PSW is to occur pre to post construction to monitor impacts of land development activities on the PSW. The UTRCA recommends that a comprehensive design mitigation plan be developed following the guidelines specified in the Wetland Water Balance Monitoring Protocol (TRCA, 2016), along with the formulation of a mitigation plan. The wetland monitoring plan and the mitigation plan are to be included within the final Hydrogeological Assessment. Annual monitoring reports are to be circulated to the UTRCA and the GRCA.
3. Please identify the minimum setback from the wetlands to the proposed Street 'D' and any required grading. The UTRCA generally does not permit grading within 15 m of a wetland. If grading is proposed to encroach into the 15 m setback the details on the extent of the grading should be discussed within the EIS to ensure no negative impacts to the feature.
4. The UTRCA is generally satisfied with the proposed Highway 401 Servicing Corridor Crossing and Easement Alternative 2: Southerly Crossing from adjacent property. The UTRCA recommends that the servicing be located at a minimum 15 m from the Cattail Mineral Shallow Marsh (MAS2-1) as identified in the EIS. Any site alteration within 30 m of the MAS2-1 wetland feature will require a section 28 permit or letter of clearance from the UTRCA.
5. Various external infrastructure improvements have been identified to address capacity deficiencies. Any alteration works and construction associated with new and existing infrastructure within lands regulated by the UTRCA will require a section 28 permit or letter of clearance.
6. The UTRCA will require detailed Erosion and Sediment Control (ESC) drawing supported by notes, standards, inspection, monitoring and reporting duly signed, sealed, and dated by P.Eng. The ESC fence is to be constructed along the interface of the buffer and the development lot limits to prevent grading within the features and their associated buffers.

FUNCTIONAL SERVICING REPORT & WATER BALANCE

7. Please use section 5 of the County of Oxford Design Guidelines and Supplemental Specifications for Municipal Services for stormwater management.

8. The Draft Geotechnical Investigation, prepared by EXP Services Inc. reported groundwater levels in Table 3 varying from 1.35 m to 2.29 m. Please consider the effects of groundwater recharge on the proposed SWM infrastructure.
9. Under section 3.1, the Report mentioned the safe conveyance of the 250-year design storm event on the UTRCA portion of the watershed. The UTRCA requires the control of the 250-year storm. Please consider the control of the 250-year storm and not just the conveyance.
10. Please ensure that the proposed development does not affect the conveyance capacities of culverts, thus avoiding local flooding and ponding. Please consider the existing capacities of the three culverts identified as Outlet A1-A3 in the UTRCA watershed. The proposed development should not cause any conveyance or capacity issues for these culverts.
11. Under section 4.7, the Report lists 'reasonable soil conditions to match existing conditions infiltration rates' as a constraint. However, the Draft Geotechnical Report identified most of the local soils to be gravel, sand, and silt with only 18-20% clay. Please justify why infiltration is a constraint to meet the water balance requirements.
12. Under section 7.4, the Report notes that the portion of the subject lands located within the UTRCA watershed can utilize on-site permanent private systems (PPS) to manage SWM quantity controls and quality treatment. The UTRCA will require the PPS to control to the 250-year storm and provide enhanced water quality treatment. Additionally, a feature-based water balance analysis, to be implemented through the SWM design for the private parcels, will be required to ensure compensation for any loss of infiltration to the wetlands under proposed conditions.
13. The water balance calculations need to be refined at the design stage of the project by considering the local site slope, cover, and other properties. Also, the area 27.79 m² shown in Table 12 should be shown on the drawing supported by contour information.
14. As mentioned in comment 13, the UTRCA requires a feature-based water balance for the wetlands within the UTRCA watershed using the catchments areas contributing to each wetland feature. The UTRCA recommends establishing infiltration target volumes for each block to be implemented through the individual site plans. Please consider infiltration of only clean runoff.
15. In relation to the overall site and feature-based water balance the Report concludes that a minimum of 2 mm of daily runoff retention from 'clean' sources is required across the subject lands to match existing infiltration rates. The UTRCA requires justification for the proposed 2 mm of daily runoff retention for infiltration. The UTRCA suggests a target rainfall depth of 15-25 mm for proposed SWM LID for infiltration, considering the local soil composition with a maximum clay content of 20%.

UTRCA REVIEW FEES

Consistent with UTRCA Board of Directors approved policy; Authority Staff are authorized to collect fees for the review of *Planning Act* applications. Our fee for this review is as follows:

Planning Act Application Review

Draft Plan of Subdivision	\$1,360.00
Zoning By-law Amendment (minor)	\$ 580.00
Official Plan Amendment (minor)	\$ 580.00

Technical Report Review*

Functional Servicing Report	\$1,270.00
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TOTAL \$ 3,789.00

**Our technical peer review includes one (1) initial and one (1) subsequent review of the reports. Additional reports may be subject to subsequent review fees.*

Section 28 permits will be required from both Conservation Authorities for works within the respective jurisdiction. Fees associated with the **Section 28 Permit Applications** will be determined upon submission.

RECOMMENDATION

As discussed above, the GRCA is the Conservation Authority lead for the proposed development and will provide the technical review of the EIS and Hydrogeological Assessment for the entirety of the subdivision. However, as the findings of these reports provide important connections to the overall design of the subdivision and stormwater management infrastructure, the UTRCA will require copies of these reports to administrative review.

In addition to these reports, both Conservation Authorities (UTRCA and GRCA) will review the SWM for works within their respective watershed jurisdictions. The UTRCA is of the opinion that our remaining concerns can be addressed in finalized reports as part of the conditions of approval. Pending the GRCA’s recommendation we offer the following conditions of draft plan approval in addition to, or in conjunction with, the conditions recommended by the GRCA:

- i. That prior to final approval, Owner shall provide a Final Stormwater Management Report and Water Balance Assessment, which addresses the Conservation Authority’s outstanding comments and concerns, to the satisfaction of the Upper Thames River Conservation Authority.
- ii. That prior to final approval, Owner shall provide a Final Hydrogeological Assessment which includes a detailed wetland monitoring and mitigation plan, to the satisfaction of the Upper Thames River Conservation Authority.
- iii. In conjunction with the submission of the engineering drawings, the Owner shall submit detailed grading plans and erosion and sediment control plans that will identify all erosion and sediment control measures for the subject lands to the satisfaction of the Upper Thames River Conservation Authority. The plans are to include measures to be used during all phases of construction including the installation of servicing under highway 401. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Upper Thames River Conservation Authority.
- iv. In accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.

Thank you for the opportunity to comment. Please contact the undersigned if you have any questions.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY



Laura Biancolin
Land Use Planner II

Enclosure – Regulated Areas Map (please print on legal size paper to ensure the accurate scale).

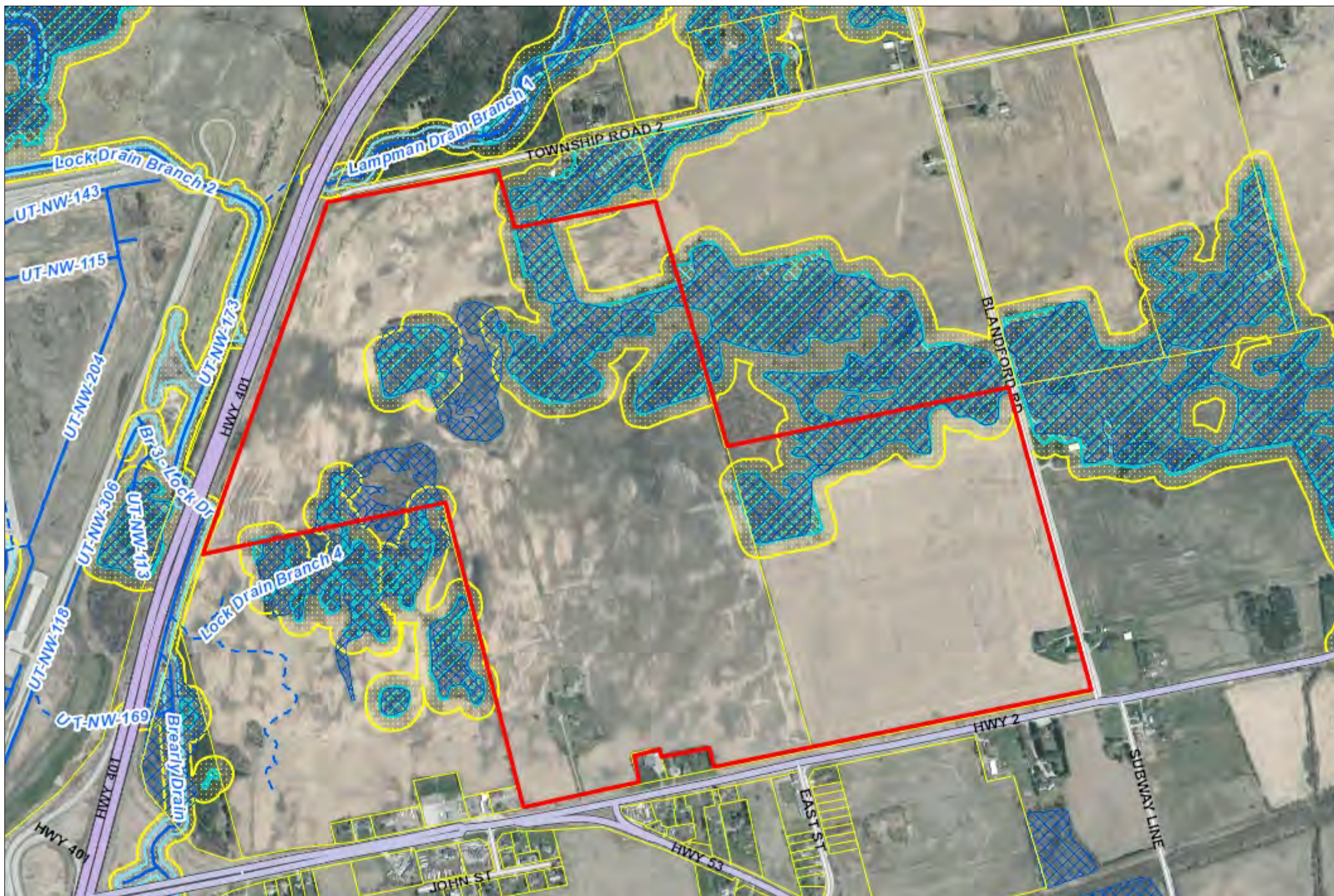
- c.c. Sent via e-mail -
GRCA – Jessica Conroy, Resource Planner
UTRCA - Imtiaz Shah, Senior Environmental Engineer
UTRCA - Ben Dafoe, Land Use Regulations Officer
GSP Group Inc. – Steve Wever (Applicant)
City of Woodstock – Harold de Hann (Owner)

Regulated Areas

Regulation under s.28 of the Conservation Authorities Act
 Development, interference with wetlands, and alterations
 to shorelines and watercourses. O.Reg 157/06, 97/04.

Legend

- Assessment Parcel (MPAC)
- Watercourse (UTRCA, 2020)**
 - Open
 - Closed Design/Tiled
- Wetlands (MNR)**
 - Evaluated-Provincial
 - Evaluated-Other
 - Not Evaluated
- Regulated Wetland
- Flooding Hazard Limit
- Erosion Hazard Limit
- Regulation Limit 2024



The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 157/06 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 157/06 - Upper Thames River Conservation Authority: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, which came into effect May 4, 2006.

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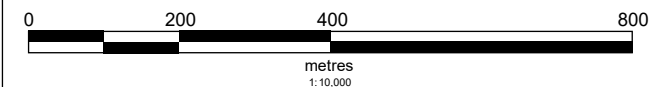
This document is not a Plan of Survey.

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Notes:
 685761 Highway 2 & 775019 Blandford Road, City of Woodstock

Created By: LB May 6, 2024

* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



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 CONSERVATION AUTHORITY
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