

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Consent B23-65-8 – 634524 Ontario Inc.

REPORT HIGHLIGHTS

- The application for consent proposes to create a vacant residential lot and retain a lot containing a single detached dwelling. The applicant has indicated that a four unit residential building is intended to be constructed on the retained lands.
- The applicant has recently submitted a zone change application for the retained lands to permit a four-unit residential building, which includes provision for relief from the required side yard widths.
- Planning staff are recommending deferral of the severance application to allow staff more time to review the related recently submitted zone change application in relation to this application.

DISCUSSION

Background

APPLICANT/OWNER: 634524 Ontario Inc.
2-592 Adelaide Street, Woodstock ON N4S 4B9

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

LOCATION:

The subject lands are described as Lot 4 and Part Lot 5, Block M, Plan 255, in the City of Woodstock. The lands are located on the north side of Canterbury Street, between Beale Street and Kent street, and are municipally known as 607 Canterbury Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Residential
Schedule “W-3”	City of Woodstock Land Use Plan	Medium Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Residential Zone 2 (R2)'

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	587.4 m ² (6,322.9 ft ²)	298.3 m ² (3,211 ft ²)
Frontage	11.3 m (37.1 ft)	10.6 m (34.8 ft)
Depth	40.4 m (132.4 ft)	28.75 m (94.3 ft)

The purpose of the application for consent is to create one new lot for residential purposes and retain a lot containing a single detached dwelling. The applicant has recently submitted a zone change application for the purpose of amending the zoning of the lands to facilitate the development of a four unit residential building. The application for zone change has not been considered by City Council and staff are recommending deferral of the application to allow staff more time to review the severance application in conjunction of the zone change application.

Surrounding land uses are primarily a mix of residential uses including single detached dwellings, and apartment dwellings to the immediate east.

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

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

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and retained, as provided by the applicant.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Official Plan

The subject property is located within the 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium density residential areas include those lands that are primarily developed or planned for multiple-unit development that exceeds densities established for Low Density Residential Districts, including townhouses, cluster houses, converted dwellings and apartment buildings, it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use.

City of Woodstock Zoning By-law

The subject lands are zoned 'Residential Zone 2 (R2)' according to the City's Zoning By-law. The 'R2' zone permits single detached dwellings, semi-detached dwellings, duplex dwelling houses, bed and breakfasts, and a home occupation in a permitted dwelling.

The applicant has recently submitted a zone change application for the lands to be severed and is proposing a four-unit residential building. Based on preliminary drawings submitted by the applicant in support of the zoning amendment, the lands would need to be zoned 'Residential Zone 3 (R3)' and would require relief from a number of provisions including lot area, lot frontage, side yard width and landscaped open space.

Should the proposed zoning not be approved by Council, the severance and existing zoning will allow the applicant to construct a single detached dwelling without further amendment to the By-law, and will retain the potential for additional residential units via the City's policies and zoning provisions regarding Additional Residential Units.

Agency Comments

The Oxford County Public Works Department has indicated that if approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. To that regard, both properties must be serviced (water/sanitary) independently, and if any/all services crossing the proposed property line should be disconnected to the satisfaction of the County of Oxford Public Works Department.

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

1. The site is zoned R2 and the proposed lots conform to the R2 zone provisions.

If approved, please include the following conditions in the Notice of Decision for Consent.

- The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
- The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
- The Owner shall submit the draft R-Plan prepared by an OLS to confirm lot sizes. to the satisfaction of the City of Woodstock.
- The Owner shall enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.

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

1. Municipal sewer and watermain are available on Canterbury St.
2. If approved, a condition of severance shall be that the owner provide confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or easements created. Any proposed easements shall be reviewed by the City of Woodstock.
3. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.
4. If approved, a condition of severance shall be that the Owner enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.
5. If approved, a condition of severance shall be that the Owner construct a driveway to serve the retained lot to the satisfaction of the City.

The City of Woodstock Parks and Forestry Department provided the following comments:

There are a number of mature trees that will be affected with the development of the severed lot including two mature city owned street trees. Designs should take tree preservation into consideration. The parks department will require tree protection and compensation.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on April 29, 2024 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 purpose of the subject application is to create a residential lot and retain a lot containing an existing single-detached dwelling. The applicant intends to construct a four-unit residential building on the lands to be severed.

In light of the recently submitted zone change application proposing a four-unit residential building, Planning staff are recommending deferral of the application to review and consider the severance in conjunction with the recently submitted zone change application.

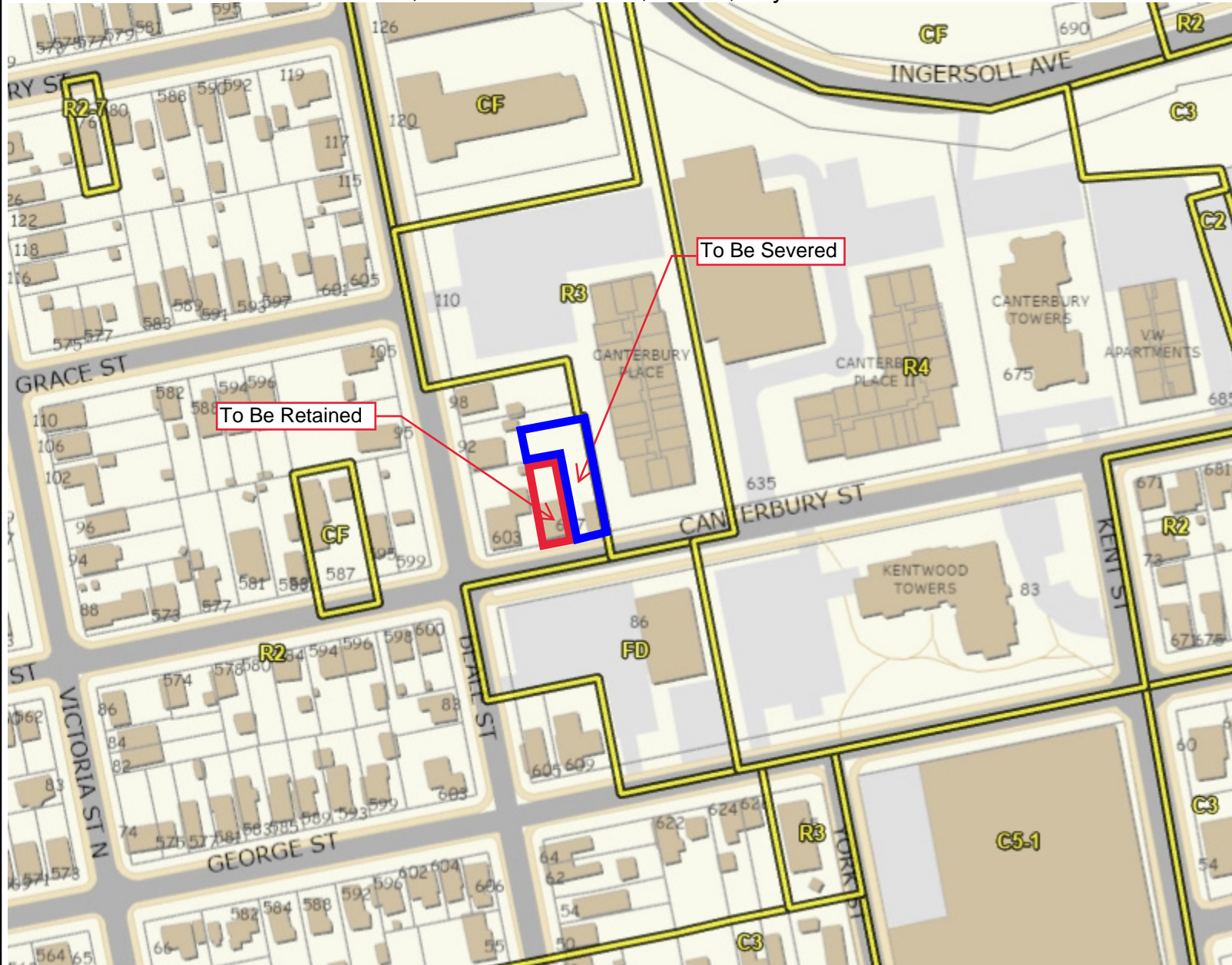
RECOMMENDATIONS

That Woodstock Council defer Application File B23-65-8, submitted by 634524 Ontario Inc., for lands described as Lot 4 and Part Lot 5, Block M, Plan 255, City of Woodstock, to allow staff to consider the severance application in conjunction with the recently submitted zone change application.

SIGNATURES

Authored by: *Original signed by* Justin Miller
Development Planner

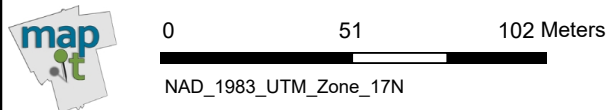
Approved for submission: *Original signed by* Gordon K. Hough, RPP
Director



Legend

- Zoning Floodlines
- Regulation Limit
- ♦♦ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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

October 19, 2023



Legend

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

Notes



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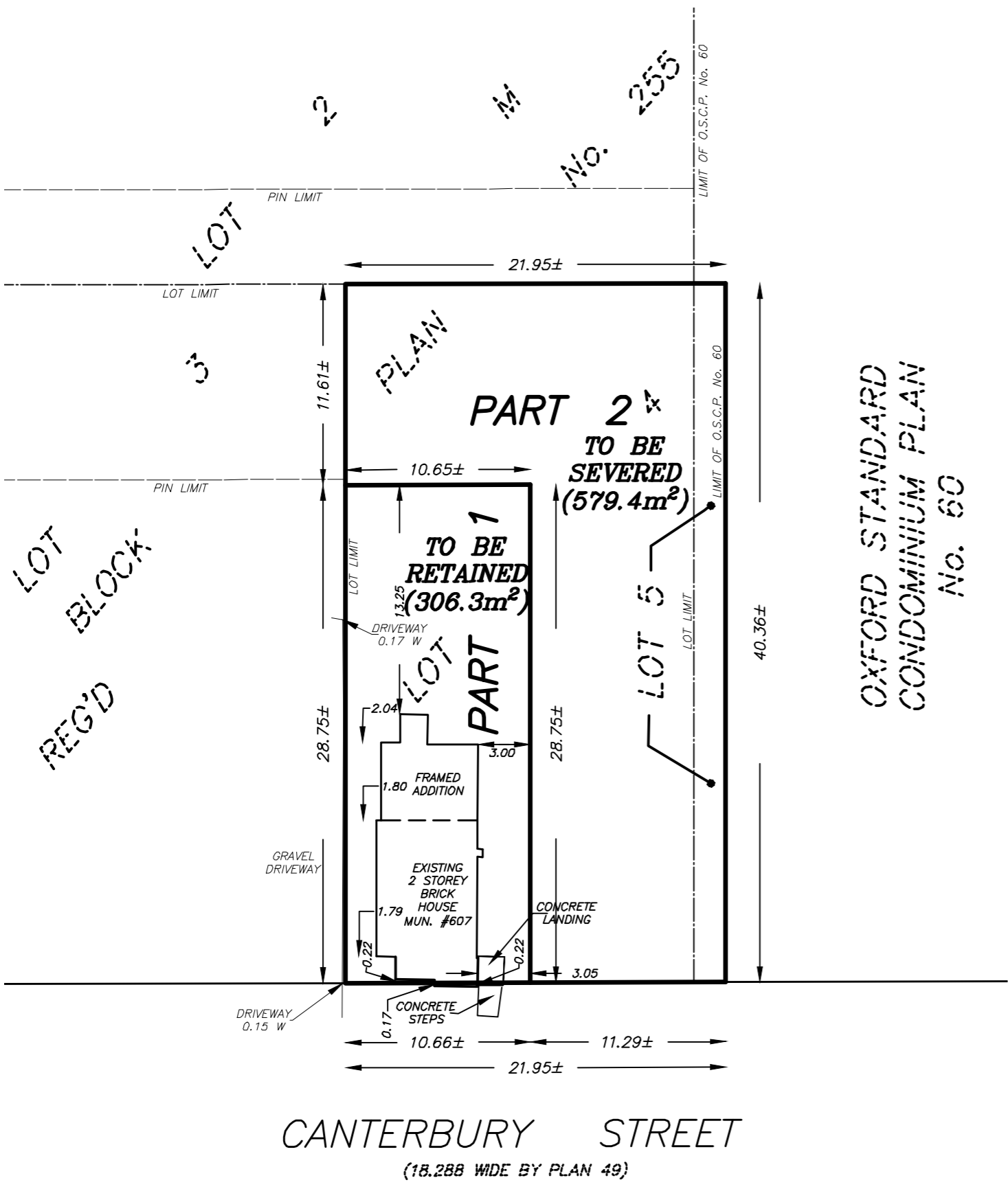
NAD_1983_UTM_Zone_17N



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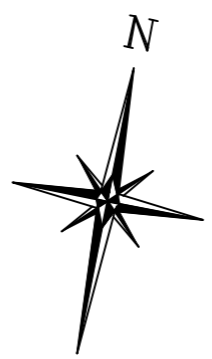
October 19, 2023

Plate 3: Applicant's Sketch
 File No.: B23-65-8: 634524 Ontario Inc.
 Plan 255, Lot 4 and Part Lot 5, BLK M, City of Woodstock



CANTERBURY STREET
 (18.288 WIDE BY PLAN 49)

OXFORD STANDARD
 CONDOMINIUM PLAN
 No. 60



SEVERANCE SKETCH
 OF ALL OF
LOT 4
 AND PART OF
LOT 5
BLOCK M
REGISTERED PLAN No. 255
 IN THE
CITY OF WOODSTOCK
COUNTY OF OXFORD

SCALE 1:300

 MTE OLS LTD.
 ONTARIO LAND SURVEYORS

AREAS:
 AREAS SHOWN ON THIS PLAN ARE IN
 SQUARE METRES AND CAN BE CONVERTED
 TO ACRES BY DIVIDING BY 4046.8564.

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS PREPARED FOR 634524 ONTARIO INC.
 DATE : DECEMBER 19, 2023
 REVISED: APRIL 2, 2024 © COPYRIGHT 2023, MTE OLS LTD.

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