

**To: Mayor and Members of City of Woodstock Council**

**From: Justin Miller, Development Planner, Community Planning**

## **Application for Zone Change ZN8-24-05 – City of Woodstock**

### **REPORT HIGHLIGHTS**

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- The purpose of the application for zone change is to rezone the subject lands from ‘Special General Industrial (M3-34)’ to ‘Special General Industrial (M3-45)’ and to add an abattoir as a permitted use.
- 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**

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#### **Background**

OWNER: Corporation of the City of Woodstock c/o Brad Hammond  
500 Dundas Street, Woodstock ON N4S 0A7

APPLICANT: High Noon Investments Corp. c/o Kevin Thompson  
13538 – 73 Ave., Surrey BC V3W 2R6

LOCATION:

The subject property is described as Lot C, Plan 41M-380, City of Woodstock. The property is located on the west side of Alyea Street, between Pattullo Avenue and Highway 401, and has not been assigned a municipal address.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”      City of Woodstock Land Use Plan      Traditional Industrial

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning:      Special General Industrial Zone (M3-34)

Proposed Zoning:      Special General Industrial Zone (M3-45)

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Special General Industrial (M3-34)' to 'Special General Industrial (M3-45)' to add an abattoir to the uses currently permitted in the M3-34 Zone. The applicants are specifically proposing to develop a chicken processing facility.

The current M3-34 zoning permits all of the uses in the M3 Zone but identifies that no development or site alteration is permitted within the broader area zoned M3-34 between the eastern lot line and the municipal stormwater easement that traverses the property (as this easement exists only on the east side of Alyea Street, it has no bearing on the subject lands). An abattoir is not a permitted use in any zone within the City's Zoning By-law, and a special provision is required to permit an abattoir in the City.

The subject lands are approximately 5.65 ha (13.97 ac) in area, and are currently vacant. The subject lands are located within an industrial area being developed by the City. Surrounding land uses are industrial areas with some environmental features to the east. The lands front on and have direct access to Alyea Street.

Plate 1, Location Map with Existing Zoning, shows 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 lands and surrounding area.

Plate 3, Applicant's Sketch, provides the a sketch of the lands to be rezoned.

Plate 4, UTRCA Comments, provides comments from the Upper Thames River Conservation Authority.

## **Application Review**

### 2020 Provincial Policy Statement

The 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 states that Settlement Areas will be the focus of growth and development and 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 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 states 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.

#### Official Plan

The subject lands are designated 'Traditional Industrial' according to the City of Woodstock Land Use Plan. Chapter 7 of the Official Plan contains policies specific to the City of Woodstock and provides guidance with respect to the designation of industrial lands in the City.

Section 7.3.1 provides that it is the strategic aim of the City to improve the economic strength of Woodstock, and meet the needs of existing, new and/or relocating Traditional Industrial Uses by designating industrial areas for this purpose.

Traditional Industrial areas include those lands that consist of existing industrial uses and lands which are planned for the full range of industrial-type activity including light, medium and heavy industrial uses. The policies of the Official Plan direct that City and County Councils shall ensure that there is sufficient land available to accommodate new industrial operations as well as the expansion and relocation of existing industrial operations within the Traditional Industrial designation.

Permitted uses within traditional industrial areas include assembling, manufacturing, fabricating, processing, repair and recycling activities, environmental industries, warehousing, distribution, indoor and outdoor storage facilities, construction uses, utilities, transportation and storage uses and research and technological service industries.

#### Zoning By-law

The applicant proposes to rezone the subject lands from 'Special General Industrial (M3-34)' to 'Special General Industrial Zone (M3-45)' to permit an abattoir as a permitted use on the subject lands. The current M3-34 zoning permits all of the uses in the M3 Zone but identifies that no development or site alteration is permitted between the eastern lot line and the municipal stormwater easement. No zone in the City permits an abattoir and a special provision to the Bylaw is required to add this use. The requested M3-45 Zone is proposed to maintain the setback identified in the M3-34 Zone and add an abattoir as a permitted use in addition to the uses permitted in the M3 Zone.

Section 5.1.16 (Uses Prohibited in All Zones) specially prohibits abattoirs and 15 other uses. The uses that are prohibited in all zones are generally very noxious uses, dangerous uses and/or uses which are likely to be very heavy users of water and wastewater services.

### Agency Comments

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

1. Currently the zoning bylaw does not permit an abattoir which can be interpreted as a facility where animals are slaughtered.
2. The zone change application is required to add the abattoir as a permitted use to the site.
3. The parking area setback for the front lot line (street line) is a minimum 4.5m, this setback should be verified as it is not clear on the site plan.
4. As per the engineering comments, the water and wastewater demands/requirements should be confirmed.

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

Site Plan approval will ultimately be required, prior to site construction, where servicing, grading, SWM, landscaping, etc. will be reviewed in further detail.

The County Public Works Department has indicated that they have no comments at this time, further comments to come during Site plan application, also noting that there is adequate capacity in the Water and Wastewater system for this development.

The City of Woodstock Parks and Forestry department has provided the following comments: Parks has no concerns with the application for zone change. A landscape plan following the city of Woodstock requirements will be required as part of SPA.

The Upper Thames River Conservation Authority has provided comments that have been attached as Plate 4.

### 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 concerns have been raised by the public.

## **Planning Analysis**

The purpose of the application is to rezone the subject lands to facilitate the development of an abattoir (for chicken processing). The proposed development associated with the zone change will comply with the provisions of the M3 zone, with the exception of the intended use as an abattoir.

Section 5.1.16 (Uses Prohibited in All Zones) specially prohibits abattoirs and 15 other uses. The uses that are prohibited in all zones are generally very noxious uses, dangerous uses and/or uses which are likely to be very heavy users of water and wastewater services.

Planning staff are of the opinion that the M3 Zone and the Traditional Industrial designation are the appropriate land use areas for the City to permit an abattoir. The use is expected to be a higher than normal water user in the Industrial area, and County Public Works has confirmed that appropriate servicing for the development exists.

Detailed matters such as lot grading, access, stormwater management, and servicing will be addressed through the site plan approval process, to the satisfaction of the City and County.

Planning staff recommend approval of the proposed zoning amendment.

## **RECOMMENDATIONS**

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It recommended that the Council of the City of Woodstock approve the application for lands described as Plan 41M-380, Lot C in the City of Woodstock, to rezone the subject property from 'Special General Industrial (M3-34)' to 'Special General Industrial Zone (M3-45)' to facilitate the development of an abattoir.

## **SIGNATURES**

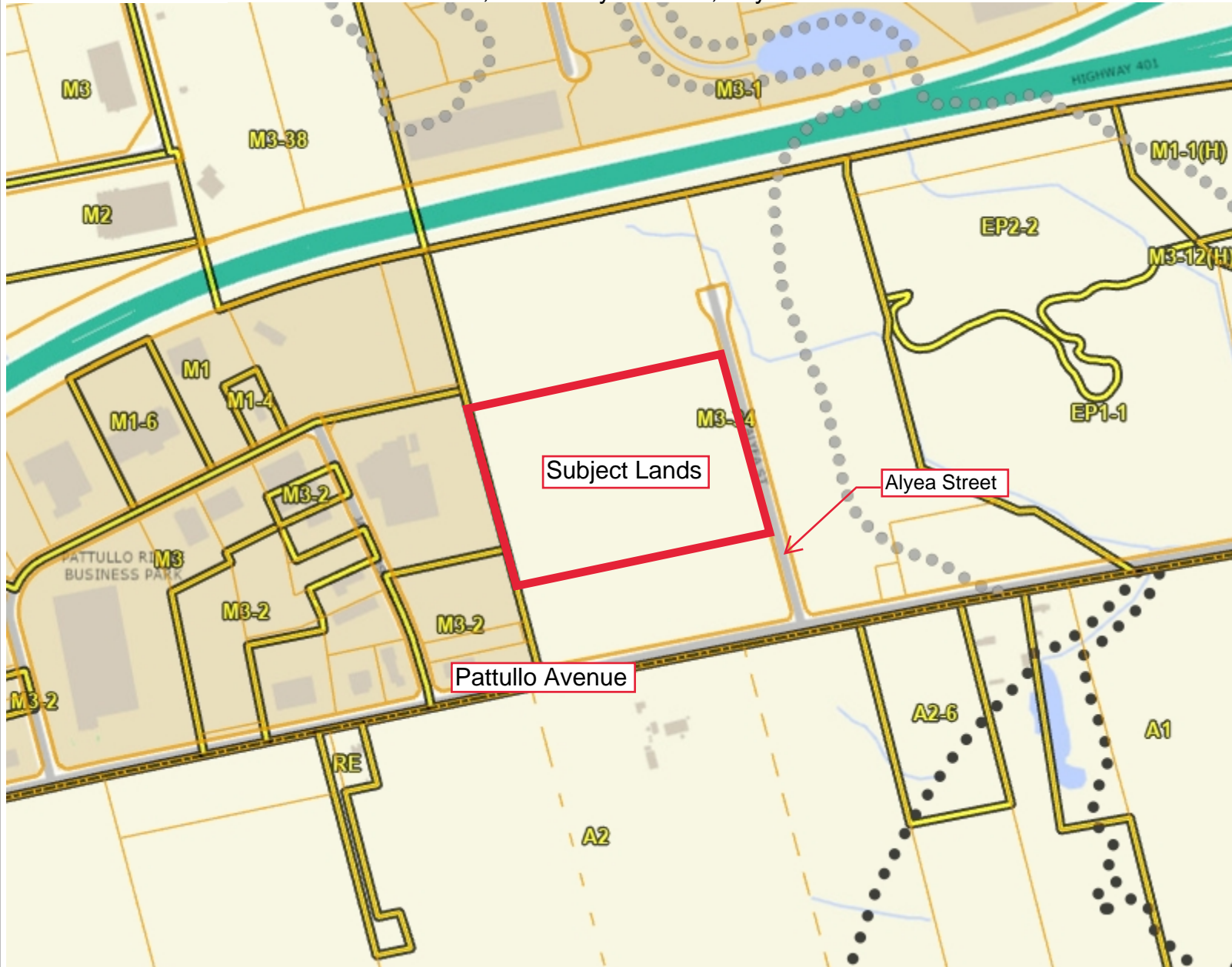
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**Authored by:**

Justin Miller  
Development Planner

**Approved for submission:**

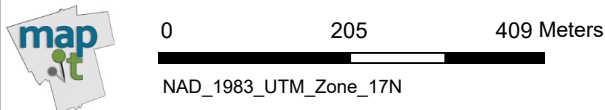
Gordon K. Hough, RPP  
Director



**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**



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 26, 2024

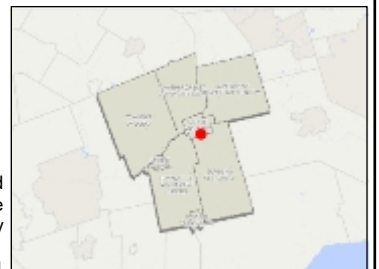




**Legend**

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

**Notes**



0 102 205 Meters

NAD\_1983\_UTM\_Zone\_17N



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

February 26, 2024









*Thames*  
Canadian Heritage River

*"Inspiring a Healthy Environment"*

March 19<sup>th</sup> 2024

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

**Attention: Justin Miller** (sent via e-mail [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca))

**Re: UTRCA Comments**  
**Application for Zone Change**  
**File No: ZN8-24-05**  
**Owner(s): City of Woodstock**  
**Applicant(s): High Noon Investments Corp. c/o Kevin Thompson**  
**Plan 41M-389, Lot C – W of Alyea Street, N of Pattullo Avenue, City of Woodstock**

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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 (2020), and the Upper Thames River Source Protection Area Assessment Report.

### **BACKGROUND & PROPOSAL**

The subject lands are legally described as Plan 41M-389, Lot C, and are located on the west side of Alyea Street, North of Pattullo Avenue in the City of Woodstock.

The subject lands were created through the Pattullo Lands Draft Plan of Subdivision; file number SB18-10-08 and are designated Traditional Industrial within the Oxford County Official Plan (2021 consolidation), and zoned 'Special General Industrial (M3-34) Zone' within the City of Woodstock Zoning By-law (No. 8626-10).

The purpose of Zone Change application ZN8-24-05 is to rezone the subject lands from the 'Special General Industrial (M3-34) Zone' to a 'Special General Industrial (M3-sp) Zone' to permit an abattoir as an additional permitted use on the subject lands.

### **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 157/06**

As shown on the enclosed mapping, the subject lands **are** regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*. The regulation limit is comprised of:

- The presence of the rerouted Hart Drain into a conveyance channel along the west property line.

Please refer to the attached mapping for the location of the regulated feature. 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.

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.

### **UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL (2006)**

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/wp-content/uploads/PlanningRegulations/EnvPlanningPolicyManual-update2017.pdf>

### **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 direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. The Authority also does not support the fragmentation of hazard lands through lot creation which is consistent with the PPS.

#### **3.2.5 Watercourse Policies**

The conversion of open surface watercourses and/or drains to closed drains or rerouted drains is discouraged. Alterations to a watercourse may be permitted subject to satisfying a number of conditions which are subject to UTRCA approvals.

UTRCA regulation limit mapping identifies the location of watercourse features that were present based on pre-development conditions. We are aware of the rerouting of the regulated watercourse, the Hart Drain, on the enclosed mapping into a municipal "conveyance channel" that runs along the west property line of the subject lands. The location of UTRCA regulated features here may have changed and is not yet reflected in our mapping system.

**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/>

**SUMMARY AND RECOMMENDATIONS**

As indicated, the subject lands are regulated by the presence of the rerouted Hart Drain into a stormwater conveyance channel. The conveyance channel is intended to receive runoff from the lots created through Subdivision application SB18-10-08, and divert them to a stormwater management pond in the south-east corner of the original Pattullo Lands.

The UTRCA has **no objections** to the Zone Change application but will require to be circulated on the Site Plan application to ensure proper setbacks are maintained from the channel when development proceeds. Please be advised that future development will require a Section 28 Permit or Letter of Clearance from UTRCA Land Use Regulations staff prior to development.

**UTRCA REVIEW FEES**

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

Zoning By-law Amendment (Minor)	\$580.00
<b>Total</b>	<b>\$580.00</b>

Please be advised, separate fees may apply for the Section 28 Permitting process that are not associated with the Planning Act review fee noted above.

Thank you for the opportunity to comment.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Eric Gaskin  
Land Use Planner I

Enclosure: UTRCA Regulation Limit mapping (please print on legal size paper for accurate scales)

Sent via email – UTRCA - Debra Kirk  
UTRCA - Ben Dafoe  
County of Oxford – Justin Miller

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 'M3-45' the zone symbol of the lands so designated 'M3-45' on Schedule "A" attached hereto.
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

"19.3.45        **M3-45                    LOT C, PLAN 41M-380, ALYEA STREET            (KEY MAP 100)**

19.3.45.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law; and  
An abattoir.

19.3.45.2        Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-45 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3.45.2.1      Setback from EP2-2 and EP1-1 Zones

No development or site alteration is *permitted* between the eastern lot line and the municipal stormwater easement.

19.3.45.3        That all of the provisions of the M3 Zone in Section 19.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. 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 16<sup>th</sup> day of May, 2024.

READ a third time and finally passed this 16<sup>th</sup> day of May, 2024.



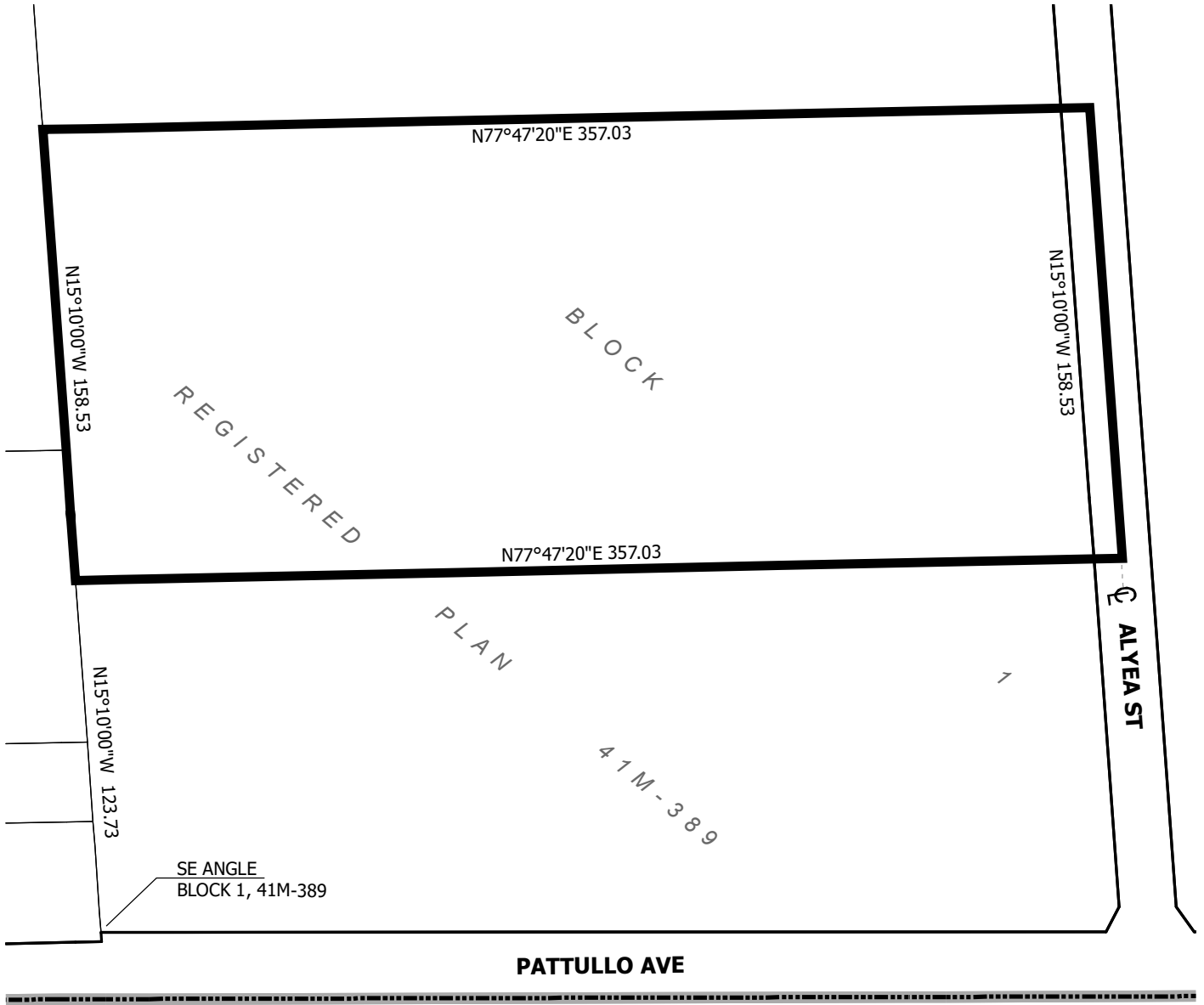
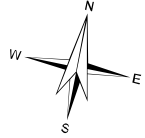
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Mayor – Jerry Acchione

\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_

PART BLOCK 1, REGISTERED PLAN 41M-389  
PARTS 6, 7 & 8, REFERENCE PLAN 41R-10628  
CITY OF WOODSTOCK



TOWNSHIP OF NORWICH



AREA OF ZONE CHANGE TO M3-45

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024



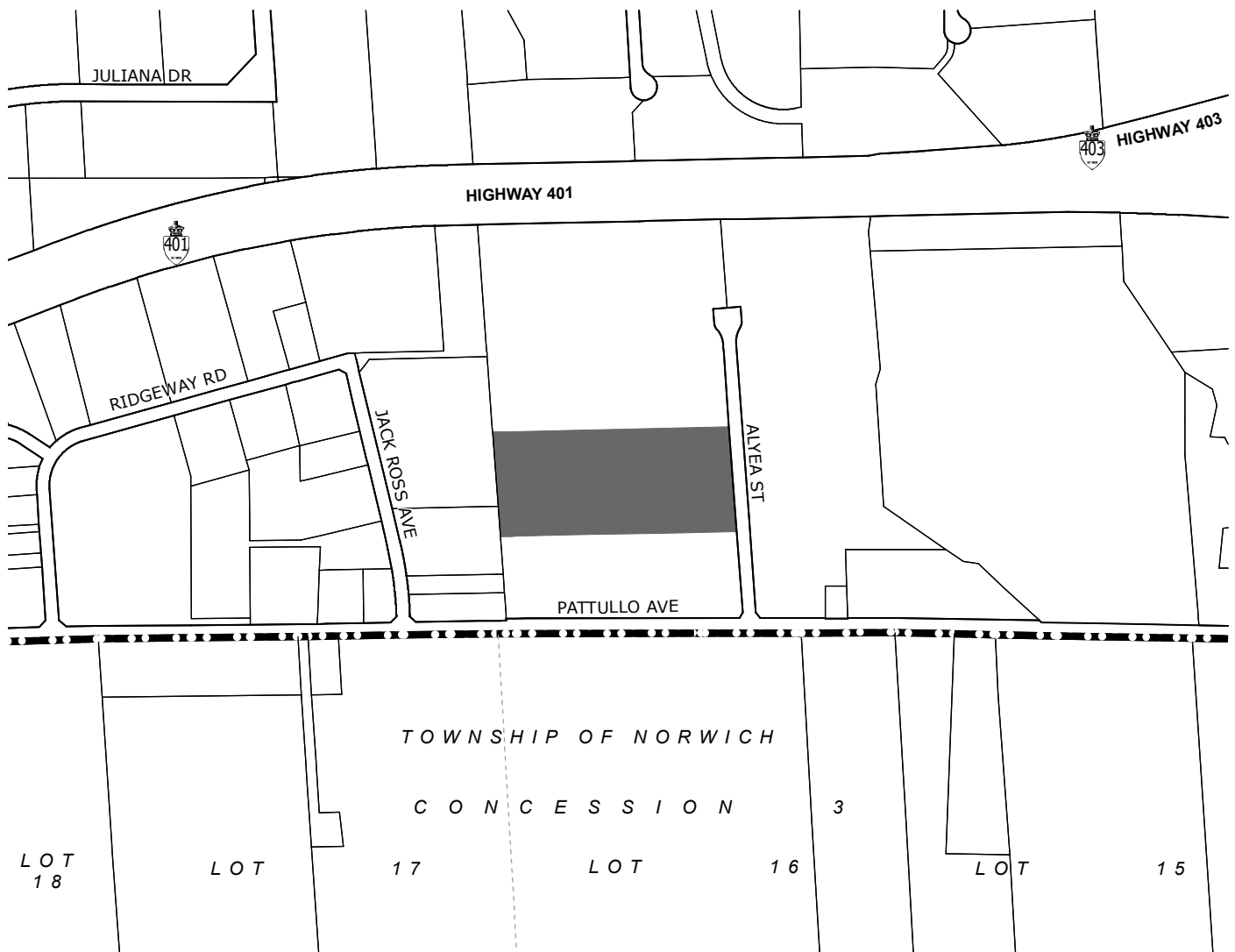
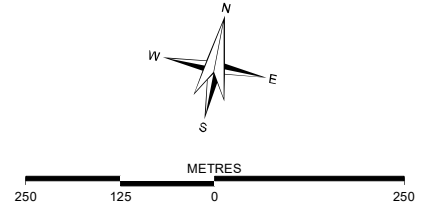
*Growing stronger together*


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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# KEY MAP



 LANDS TO WHICH BYLAW \_\_\_\_\_ APPLIES



*Growing stronger together*

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