

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Consent and Minor Variance B24-17-8 and A24-12-8 – 2742534 Ontario Inc.

REPORT HIGHLIGHTS

- The purpose of the application for consent is to create a new vacant Service Commercial lot, and retain a lot containing an existing automotive service use (Steve’s Automotive).
- The City Building Department has identified that relief of the minimum lot frontage is required. A minor variance is also proposed to reduce the minimum required lot depth of the lot to be retained from 75 m (246 ft) to 74.8 m (245.4 ft).
- Planning staff are recommending that the application be supported as the proposal is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan and Zoning By-law respecting service commercial development.

DISCUSSION

Background

APPLICANT/OWNER: 2742534 Ontario Inc.
478 Griffin Way, Woodstock ON N4T 0N2

AGENT: Derek Booy
478 Griffin Way, Woodstock ON N4T 0N2

LOCATION:

The subject lands are legally described Concession 1, Part Lots 13 (formerly Township of Blandford), in the City of Woodstock. The subject lands are located on southeast corner of Devonshire Avenue and Griffin Way and are municipally known as 462 Griffin Way.

COUNTY OF OXFORD OFFICIAL PLAN:

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

Special Service
Commercial (7.3.4.3.4)

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Special Highway Commercial Zone (C4-34)

PROPOSAL:

The application for consent proposes to create a service commercial building lot in the City of Woodstock. It is proposed that the lot to be severed will be 8,177 m² (88,016 ft²) in size, with 58.2 m (19.1 ft) of frontage on Griffin Way. The lot to be severed is currently vacant and is proposed to be developed for service commercial uses. It is proposed that the lot to be retained will be 5,714.7 m² (61,512.5 ft²) in area. The lot to be retained contains an existing automotive service use.

A required minor variance has been identified by the City's Building Department and has been included with this application. The requested minor variance is to reduce the minimum required lot depth from 75 m (246 ft) to 74.8 m (245 ft). The minimum required lot depth in the C4-34 Zone is the lot depth existing as of July 10, 2008.

Surrounding land uses include lands developed or planned for industrial and service commercial development. There is a City park in close proximity to the northwest, and many on-going agricultural uses.

Plate 1, Existing Zoning and Location Map, 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 dimensions of the proposed lots to be severed and retained.

Application Review

2020 Provincial Policy Statement (PPS)

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

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

Section 1.1.3.1 states that Settlement Areas will be the focus of growth and development.

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 'Service Commercial' 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 and service commercial lands in the City.

Lands designated 'Service Commercial' are intended to provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area or Shopping Areas because of their site area, access or exposure requirements or due to incompatibility or land use conflicts with residential development. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide ranging market area.

Permitted uses within the Service Commercial designation include commercial recreational establishments, automotive service stations, gas bars, car wash facilities, retail sales of automobile supplies, automated teller machines or kiosks, tourist information outlets or kiosks, hotels, motels, automotive dealerships, building supply outlets and hardware stores, sale of seasonal produce, furniture stores and home furnishing stores, nurseries and garden centres, animal hospitals and boarding kennels, assembly halls and private clubs, personal and business services, convenience commercial uses, retail food stores, recreation and entertainment uses, restaurants and fast food outlets, uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer services to the traveling public, business and industry.

The subject lands are also subject to Section 7.3.4.3.4 which establishes a site-specific provision to prohibit retail food stores, building supply outlets, hardware stores, furniture stores and home furnishing stores.

Zoning By-law

The lands to be severed and lands to be retained are zoned 'Special Highway Commercial Zone (C4-34)' in the City of Woodstock Zoning By-Law. Permitted uses within the C4-34 zone include a broad range of Highway Commercial uses and a limited number of industrial uses. The C4-34

Zone also prohibits outdoor storage associated with industrial uses and establishes site specific lot areas.

The C4-34 Zone sets a minimum lot depth of the lot depth existing on July 10, 2008. The City's Building Department has determined that the minimum lot depth was 75 m (246 ft) and the applicant is seeking to establish a lot with a depth of 74.8 m (245.4 ft); the requested minor variance is intended to address the minor deficiency proposed with the severance.

Agency Comments

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

We provide the following comments in support of the application:

1. For clarity, the retained parcel shall resemble the lot fabric of Part 3, 6, 7 and 8 of Plan 41R-9975.
2. Based on the provided information, the retained parcel fronts onto Griffin Way and requires relief of the minimum lot depth from 75 m to 74.815. We suggest rounding down to 74 m.
3. The applicant should be reminded with the establishment of the proposed new interior lot line, the retained parcel requires the minimum required setbacks to the lot line for the established parking area (min 1.5m).

If approved, please include the following conditions in the Notice of Decision:

- 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 a recent survey prepared by an OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.

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

1. Municipal sanitary & storm sewers and watermain are available on Griffin Way. The owner is advised that the City expects to be reimbursed \$6,647.60 + HST = \$7,511.79 prior to the issuance of a building permit, which includes a storm service to property line and a sleeve for a future water service. A sanitary service to property line is already in place from previous work.
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.

Oxford County Public Works Department provided the following comments:

1. 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.
2. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Griffin Way and the applicant will be required to connect to the services for the new lot.

Public Consultation

Notice of the application for consent and minor variance 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 received respecting the application.

Planning Analysis

The purpose of the application for consent is to create a new vacant service commercial lot in the City of Woodstock.

The proposal is consistent with the PPS, as the proposed consent will efficiently facilitate future service commercial development on a parcel that will be served by full municipal services, and is in close proximity to major transportation networks.

The proposed development of the subject lands will provide an opportunity for new service commercial development on existing service commercially designated lands. The lands to be severed and retained will be of sufficient area to accommodate existing and future service commercial uses and the proposed lots to be severed and retained will comply with the provisions of the C4-34 Zone with the exception of a minor deviation to the required lot depth.

As previously identified, the minimum lot depth in the C4-34 Zone is the lot depth existing as of July 10, 2008. The City's Building Department has assessed that this lot depth is 75 m (246 ft), and the applicant is proposing a lot depth of 74.8 m (245.4 ft). City Building Staff support this lot depth and recommend a variance to permit a minimum lot depth of 74 m (242.8 ft). Minimum lot depth requirements are generally provided to ensure that adequate space is provided for a suitable building envelope; this site specific lot depth provision appears to reflect existing conditions at the incorporation into the City of Woodstock and the additional industrial uses permitted in the C4-34 Zone.

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 support of the proposed consent application, subject to the conditions proposed by City and County staff included in this report.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock advise the Oxford County Land Division Committee that the City supports the application for consent for lands described as Concession 1, Part Lots 13 (formerly Township of Blandford), in the City of Woodstock, to facilitate the creation of a new vacant service commercial lot, subject to the following conditions:

1. 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.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford regarding the installation of services and drainage facilities.
3. The Owner will be required to enter into a severance agreement for the severed parcel with the City of Woodstock. The agreement will be registered on first title by the owner.
4. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.

A24-12-8

That the City of Woodstock advise Oxford County Land Division Committee that it supports Minor Variance Application A24-12-8 submitted by 2742434 Ontario Inc., for lands described Concession 1, Part Lots 13 (formerly Township of Blandford), in the City of Woodstock, as it relates to:

1. Relief from Section 14.3.34.2.3, Existing Lots, to reduce the minimum lot depth of the severed lands resulting from Consent Application B24-17-8 from 75 m (246 ft) to 74 m (242.8 ft).

As the proposed variance is:

- i) a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the City of Woodstock Zoning By-law No 8626-10, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

SIGNATURES

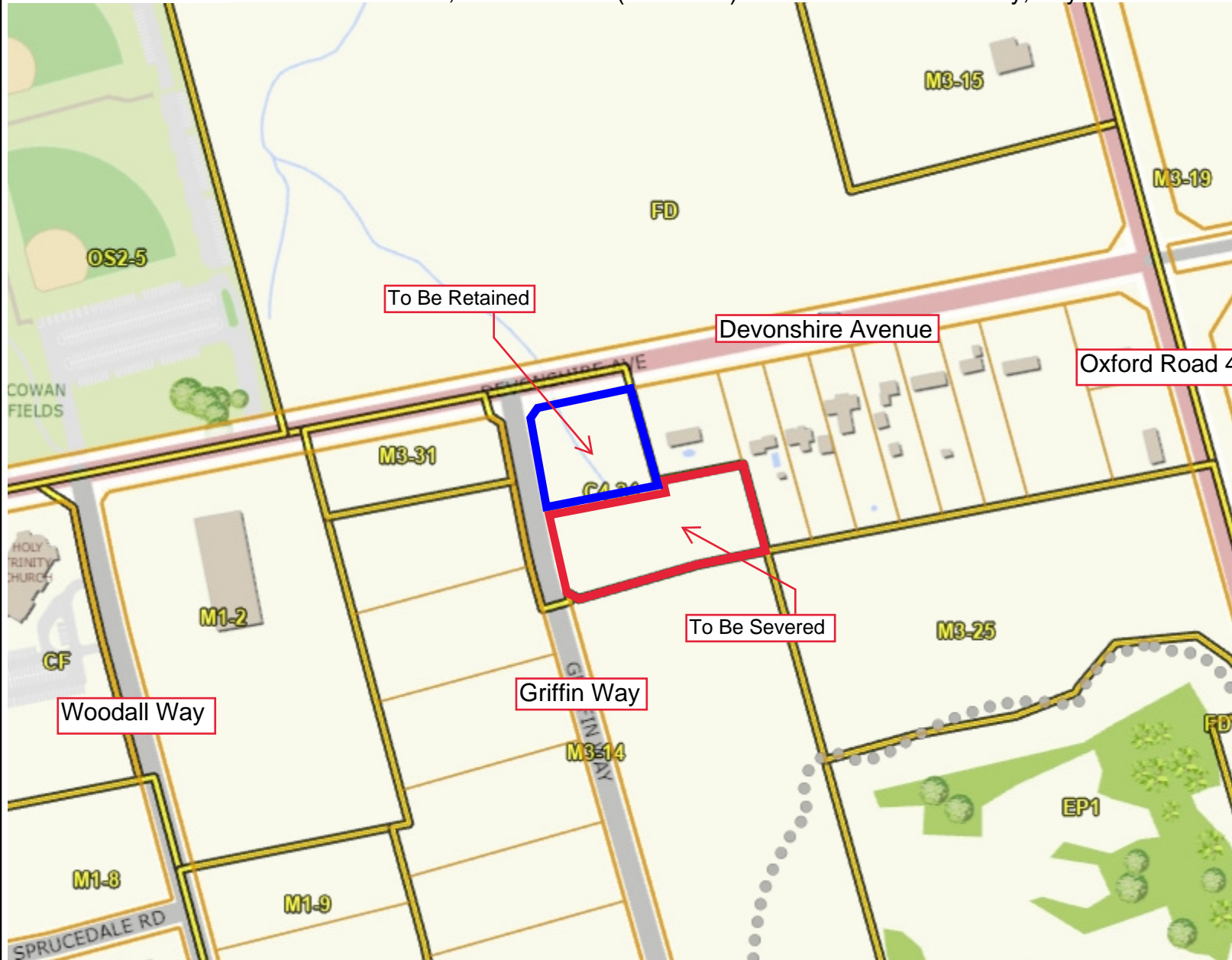
Authored by: Original Signed By Justin Miller
Development Planner

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

Plate 1: Existing Zoning and Location Map

File No: B24-17-8; A24-12-8 - 2742534 Ontario Inc.

Part Lot 13, Concession 1 (Blandford) - 462 and 478 Griffin Way, City of Woodstock



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

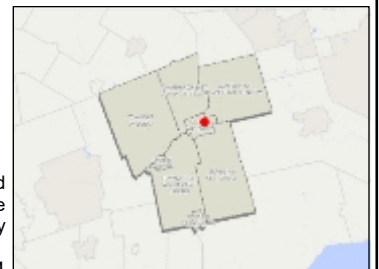




Legend

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

Notes



0 26 51 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

March 19, 2024

← DEVONSHIRE AVE →

PROPOSED

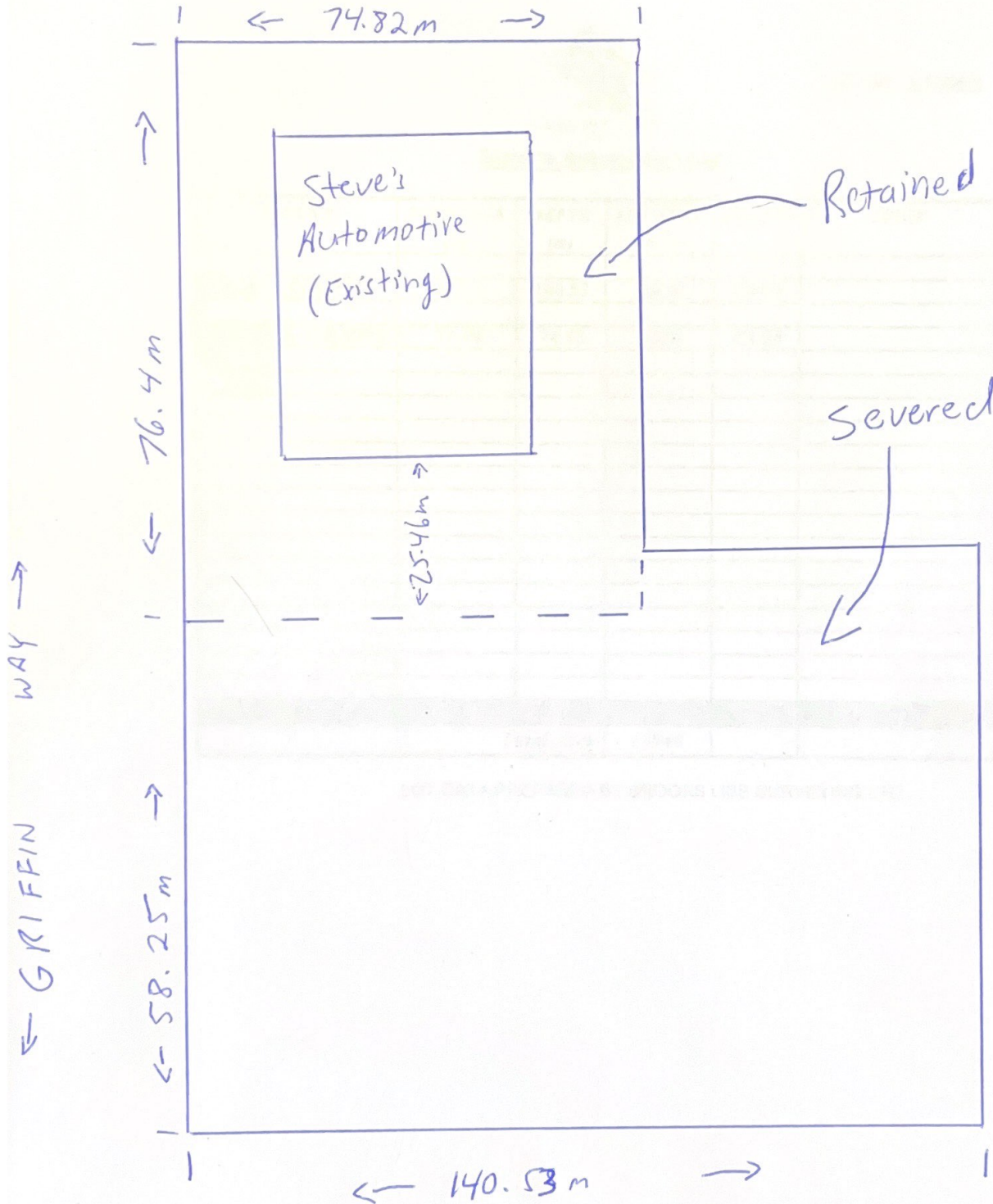


Plate 3: Applicant's Sketch

File No: B24-17-8; A24-12-8 - 2742534 Ontario Inc.

Part Lot 13, Concession 1 (Blandford) - 462 and 478 Griffin Way, City of Woodstock