

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-24-14 – City of Woodstock

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from ‘Special General Industrial (M3-14)’ to ‘Special General Industrial (M3-25)’ to provide a consistent zoning over the entirety of the subject lands.
- The City of Woodstock has recently created a parcel to be added to an adjoining property to the east to provide an industrial entrance for a proposed truck terminal to the north of an existing stormwater management pond.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan.

DISCUSSION

Background

APPLICANT/OWNER: City of Woodstock
500 Dundas Street, Woodstock ON N4S 0A7

AGENT: Navdeep Dhaliwal
7-1 Regan Road, Brampton ON L7A 1C1

LOCATION:

The subject lands are described as Plan 41R-10612, Parts 1 and 2 in the City of Woodstock. The lands are located on the east side of Griffin Way south of Devonshire Avenue.

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 (M3-14)

Proposed Zoning: Special General Industrial (M3-25)

SERVICES: municipal water and municipal sanitary sewer

ROAD ACCESS: paved, municipal street (Griffin Way)

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Special General Industrial (M3-14)' to 'Special General Industrial (M3-25)' to facilitate a boundary adjustment facilitated through the City outside of the consent process. The zone change will eliminate the split zoning on the lands and facilitate future development of the parcel to be enlarged via access provided to Griffin Way.

The whole of the lands including the existing and enlarged have an approximate area of 182,122.4 m² (45 ac), and the lands to be rezoned make up 3,116.1 ft² (0.77 ac) of the total parcel. The subject lands contain are currently vacant and are proposed to contain a truck terminal. This application will ensure the subject lands are within a single appropriate zone.

Surrounding land uses consist of industrial uses, existing residential uses to the north and environmental features to the south.

Plate 1, Location Map and 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 an overview of the recently created lands, shown as Part 1 of the reference plan.

Application Review

2020 Provincial Policy Statement

Section 1.1.1 of the PPS indicates 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, accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space uses to meet the long-term needs.

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development.

Further, Section 1.3.1 of the PPS directs that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional uses and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic

- activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
 - e) ensuring the necessary infrastructure is provided to support current and projected needs.

Official Plan

The subject lands are designated 'Traditional Industrial' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan.

Section 7.3.6 describes Traditional Industrial areas as those lands that consist of existing industrial uses and lands which are planned for the full range of industrial type activities including light, medium and heavy industrial uses. Such uses may generate on and off site effects such as traffic, noise, vibration, fumes or visual appearance. Permitted uses generally 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 lands to be rezoned are currently zoned 'Special General Industrial (M3-14)'. The site specific zoning provision outlines a number of permitted uses that vary from the standard M3 zone. The applicant has submitted a zone change proposal to rezone the subject lands to 'Special General Industrial (M3-25) to ensure consistent zoning of these lands and the lands to which they are being added.

The M3-25 Zone permits a cartage express or truck terminal or yard with specific setbacks from the northern property boundary and an EP1 Zone. The M3-25 zone establishes a minimum setback of 15 m (49.2 ft) for all buildings, structures and site alterations from the northern property boundary, and establishes a nil setback from the EP1 Zone.

Agency Comments

The City Engineering Department (Development and Building Divisions), the City's Development Commissioner, Oxford County Public Works and the Upper Thames River Conservation Authority all provided comments indicating that they had no objections to or were in support of the application.

Public Consultation

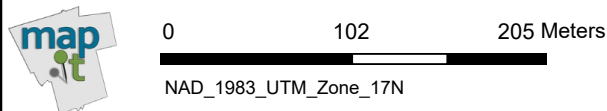
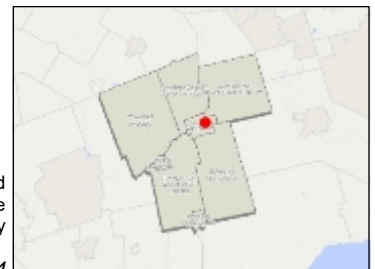
Notice of complete application and the public meeting was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act on May 21, 2024 and June 24, 2024. At the time of writing this report, no comments or concerns have been received from the public.



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

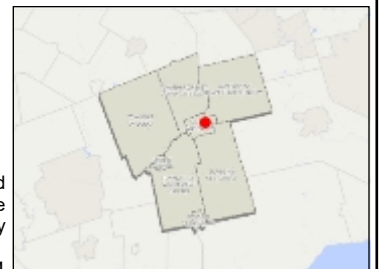
May 17, 2024



Legend

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

Notes



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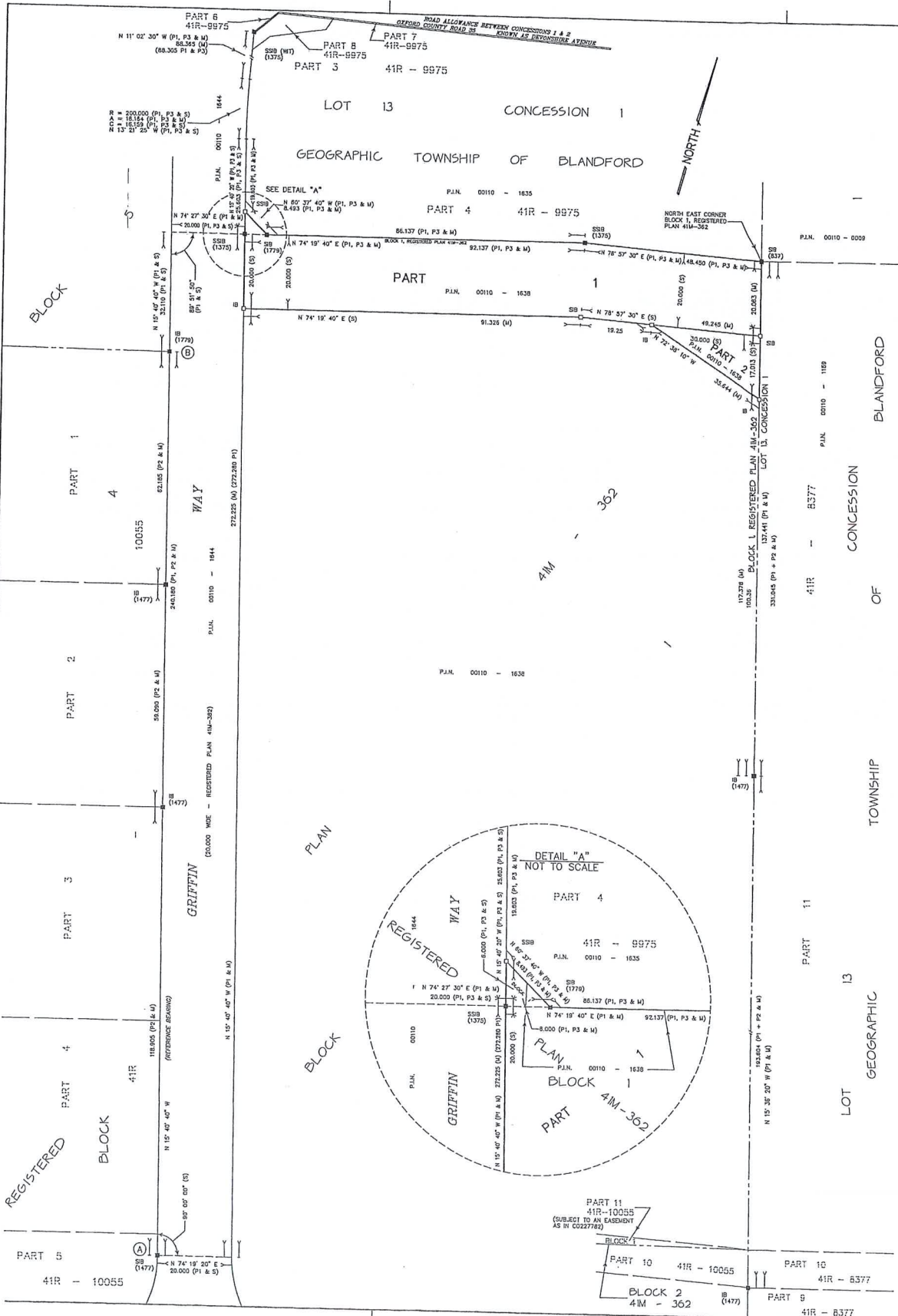
NAD_1983_UTM_Zone_17N



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May 17, 2024

Plate 3: Applicant's Sketch
 File No.: ZN 8-24-14: City of Woodstock
 Plan 41M362, Block 1, City of Woodstock



I REQUIRE THIS PLAN TO BE RECEIVED UNDER THE LAND TITLES ACT		PLAN 41R-10612		
DATE: NOVEMBER 13, 2023.		DATE: 2024/10/15		
JANI RABAY JANE G. DOODY O.L.S.		LOREY COLEMAN REGISTERED SURVEYOR FOR THE LAND TITLES DIVISION OF ONTARIO (REG. NO. 43)		
PART SCHEDULE				
PART	BLOCK	PLAN	P.I.N.	AREA
1	PART OF	41M-362	0010-1638	0.283 HECTARES
2	PART OF	41M-362	PART OF 0010-1638	0.023 HECTARES

PLAN OF SURVEY OF
 PART OF BLOCK 1
 REGISTERED PLAN 41M-362
 CITY OF WOODSTOCK
 COUNTY OF OXFORD

SCALE - 1:500

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

KIM HUSTED SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 (1) - THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER, 2023

DATE: NOVEMBER 13, 2023

JANI RABAY
JANE G. DOODY
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBSESION FORT NUMBER V-65611.

COORDINATE SCHEDULE

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-HEAT WORK UTM, ZONE 17 (81° WEST LONGITUDE NAD83 (CSRS) 021010)

COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4777031.870	523651.851
B	4777263.000	523586.987

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

NOTES

(1) - BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF GRIFFIN WAY AS SHOWN ON REGISTERED PLAN 41M-362 HAVING A BEARING OF N 15° 40' 40" W

(2) - DISTANCES SHOWN ON THIS PLAN ARE ROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999999961

LEGEND

- DO NOTES SURVEY INSTRUMENT FOUND
- DO NOTES SURVEY INSTRUMENT SET
- DO NOTES STAKE/STANDARD PICH BAR
- DO NOTES SHORT STAKE/STANDARD PICH BAR
- DO NOTES FOUND PICH BAR
- DO NOTES MINUTES
- DO NOTES M.A. BAYNE, O.L.S.
- DO NOTES BROOKS & FISHER SURVEYORS
- DO NOTES J.W. PLUM, O.L.S.
- DO NOTES REGISTERED PLAN 41M-362
- DO NOTES DEPOSITED PLAN 41R-10055
- DO NOTES DEPOSITED PLAN 41R-10055
- DO NOTES SET
- DO NOTES MEASURED
- DO NOTES PROPERTY IDENTIFIER NUMBER

KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSBORO ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 22-17791

DATE: 2024/10/15

BY: J.R.

CHECKED: J.C.

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 'M3-25' the zone symbol of the lands so designated 'M3-25' on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 11th day of July, 2024.

READ a third time and finally passed this 11th day of July, 2024.

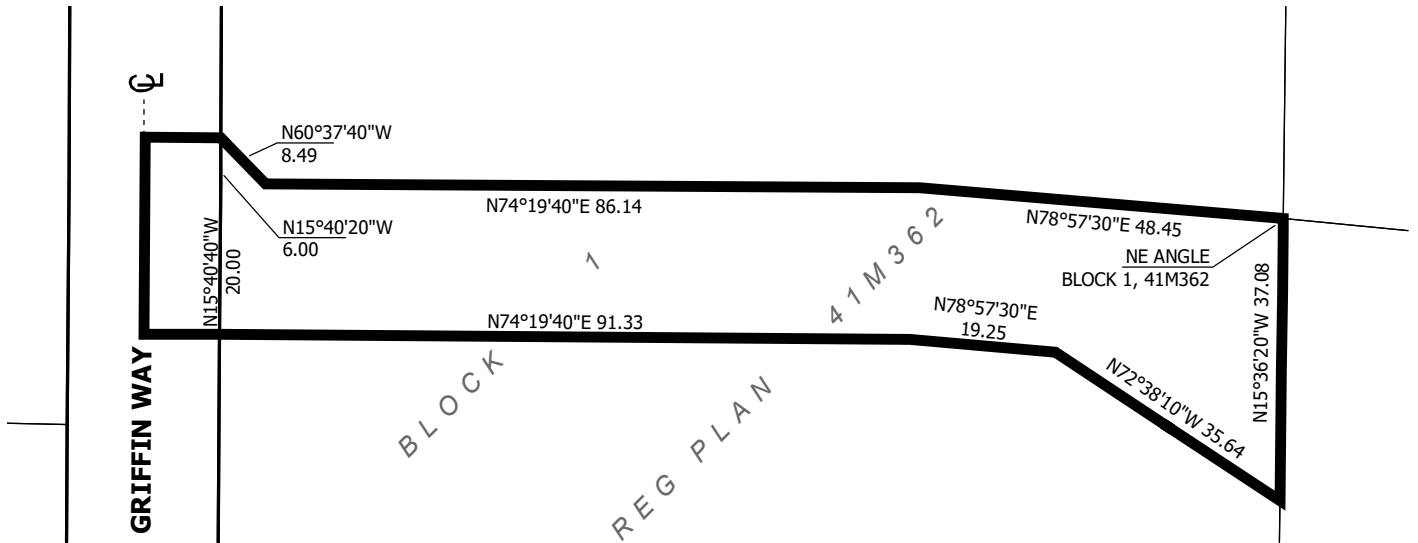
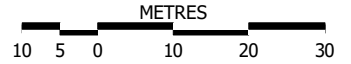
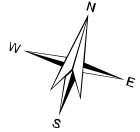
Mayor – Jerry Acchione

Deputy Clerk – Sunayana Katikapalli

SCHEDULE "A"

TO BY-LAW No. _____

PART BLOCK 1, REGISTERED PLAN 41M-362
 PARTS 1 & 2, REFERENCE PLAN 41R-10612
 CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO M3-25

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED

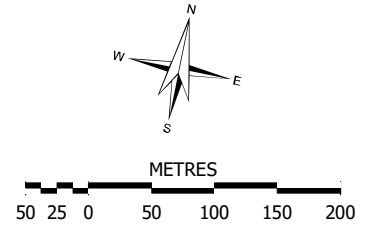
THE _____ DAY OF _____, 2024

 MAYOR

 CLERK



KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES