

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Consent B24-42-8 – Chatha and Goraya

REPORT HIGHLIGHTS

- The application for consent proposes to sever a vacant parcel for industrial use and retain a lot for similar use.
- Planning staff are recommending that the application be supported and approved 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 industrial development.

DISCUSSION

Background

OWNER: Sukhjeet Chatha & Baljit Goraya
404 Woodsworth Terrace, Woodstock ON N4T 0M9

APPLICANT: Ali Zulfiqar
545897 Pattullo Avenue, Woodstock ON N4S 7W3

SOLICITOR/AGENT: Nesbitt Coulter LLP.
35 Perry Street, Woodstock ON N4S 3C4

LOCATION:

The subject lands are described as Lot 15 W/S Burtch Street, 16 W/S Burtch Street Plan 19; Part Block E Plan 19; Part Lot 13 W/S Burtch Street, 14 W/S Burtch Street Plan 19; Part Burtch Street Plan 19 Closed by 328096 & 328097; Part Lot 55C Plan 261; Part Lot 133C Plan 293 as in 432544 & 429053; S/T 336613, 355219, in the City of Woodstock. The lands are located on the south side of Main Street lying between Wilson Street and Young Street, and are identified by reference PIN 001050341, City of Woodstock.

OFFICIAL PLAN:

Schedule “W-1”

City of Woodstock
Land Use Plan

Traditional Industrial

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

The lands to be severed and lands to be retained are zoned ‘Transitional Industrial Zone (M4)’

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	5,135.9 m ² (55,282.4 ft ²)	4,444 m ² (47,834.8 ft ²)
Frontage	39.4 m (129.3 ft)	85.4 m (280.2 ft)
Depth	92.6 m (303.8 ft)	61.8 m (202.8 ft)

The dimensions of the lots to be severed and retained are noted above. The applicant is proposing light industrial uses on the currently vacant severed and retained lots.

Surrounding land uses include lands developed or planned for industrial development. Low density residential uses are situated to the north and south.

Plate 1, Location Map & Existing Zoning, shows the location of the subject lands, as well as the existing zoning in the immediate vicinity.

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

Plate 3, Applicant’s Sketch, illustrates the proposed configuration of the subject lands, as provided by the applicant.

Application Review

2020 Provincial Policy Statement (2020)

The PPS provides 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 space, ensure efficient use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Furthermore, 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 1.1.3.2 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.

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

County of Oxford 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 and service commercial lands in the City.

Lands designated 'Traditional Industrial' are intended to accommodate a range of light, medium and heavy industrial uses.

Permitted uses within the 'Traditional Industrial' designation 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 severed and lands to be retained are zoned 'Transitional Industrial Zone (M4)' in the City of Woodstock Zoning By-law. The 'M4' zone permits a wide range of industrial and service commercial uses. The lots to be severed and retained will comply with the M4 zone provisions

Agency Comments

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

1. Municipal sanitary sewer is available on Main St.
2. Municipal water is available on Main St. in front of the proposed retained lot. Records indicate a 50mm water line is located along Main St. (or possibly on private property?) in front of the proposed severed lot, however, it is a dedicated service to 640 Main St., and we assume cannot be used to service future development on the severed lot. Perhaps there is an opportunity to service future development on the severed lot directly from the municipal watermain at the intersection of Main & Burtch streets. County PW, please comment further.
3. The owner is advised that there is an existing municipal storm sewer located on the subject property (on the proposed severed lot). See attached for registered easement.
4. In the sketch provided, why is there a "jog" at the south end of the proposed property line separating the severed and retained lots? Owner to verify the proposed lot configuration.

5. 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.
6. 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.
7. 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.
8. If approved, a condition of severance shall be that the Owner shall obtain a letter from the City advising the Secretary-Treasurer of the Land Division Committee that all requirements of the City have been complied with.

Oxford County Public Works Department provided the following comments;

1. A new, registered Easement in favour of the County will be required over the 50mm watermain along Main St. from the limit of the street and 2.5m south of the watermain at the owner's expense. Please forward a draft Reference plan and draft Transfer Easement documents for review. Easement shall be registered as a first encumbrance prior to issuance of a building permit.
2. 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. Water/sanitary servicing is available on south street and the applicant will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County as part of this condition and it also includes to payoff the payment of any outstanding fees. This condition can be satisfied through the severance agreement as the lot is to remain vacant and would not be required till time of Site Plan Application and we know what is going to be built on the vacant lot.

The City of Woodstock Engineering Department (Building Division), and City Development Commissioner indicated they had no objections to the proposed consent application.

CN Rail provided the following recommendations:

- A minimum 15 metre building setback, from the railway right-of-way, is recommended for heavy industrial, warehouse, manufacturing and repair use (i.e. factories, workshops, automobile repair and service shops).
- A minimum 30 metre setback is **required** for vehicular property access points from at-grade railway crossings.
- A chain link fence of minimum 1.83 metre height is **required** to be installed and maintained along the mutual property line.
- The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior

concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.

Public Consultation

Notice of the application was circulated to neighbouring property owners on in accordance with the provisions of the Planning Act. As of the date of this report, no comments or concerns have been received from the public.

Planning Analysis

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

The proposal is consistent with the PPS, as the proposed consent will efficiently facilitate future industrial 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 industrial development on lands that are presently designated and zoned for industrial purposes. The lands to be severed and retained will be of sufficient area to accommodate existing and future industrial uses and the proposed lots to be severed and retained will comply with the provisions of the M4 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.

RECOMMENDATION

That the City of Woodstock advise Oxford County Land Division Committee that it supports Consent Application B24-42-8 submitted by Sukhjeet Chatha & Baljit Goraya for lands described as Lot 15 W/S Burtch Street, 16 W/S Burtch Street Plan 19; Part Block E Plan 19; Part Lot 13 W/S Burtch Street, 14 W/S Burtch Street Plan 19; Part Burtch Street Plan 19 Closed by 328096 & 328097; Part Lot 55C Plan 261; Part Lot 133C Plan 293 as in 432544 & 429053; S/T 336613, 355219, in the City of Woodstock, as it relates to:

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 regarding the installation of services and drainage facilities.
3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
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. The Owner shall provide a new registered easement in favour of Oxford County encompassing the existing 50mm watermain along Main Street and shall be provided from the limit of the street and 2.5 m south of the watermain. The easement shall be provided to the satisfaction of Oxford County Public Works, free of all costs and encumbrances.
6. 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.

SIGNATURES

Authored by: *"Original Signed by"*

Justin Miller
Development Planner

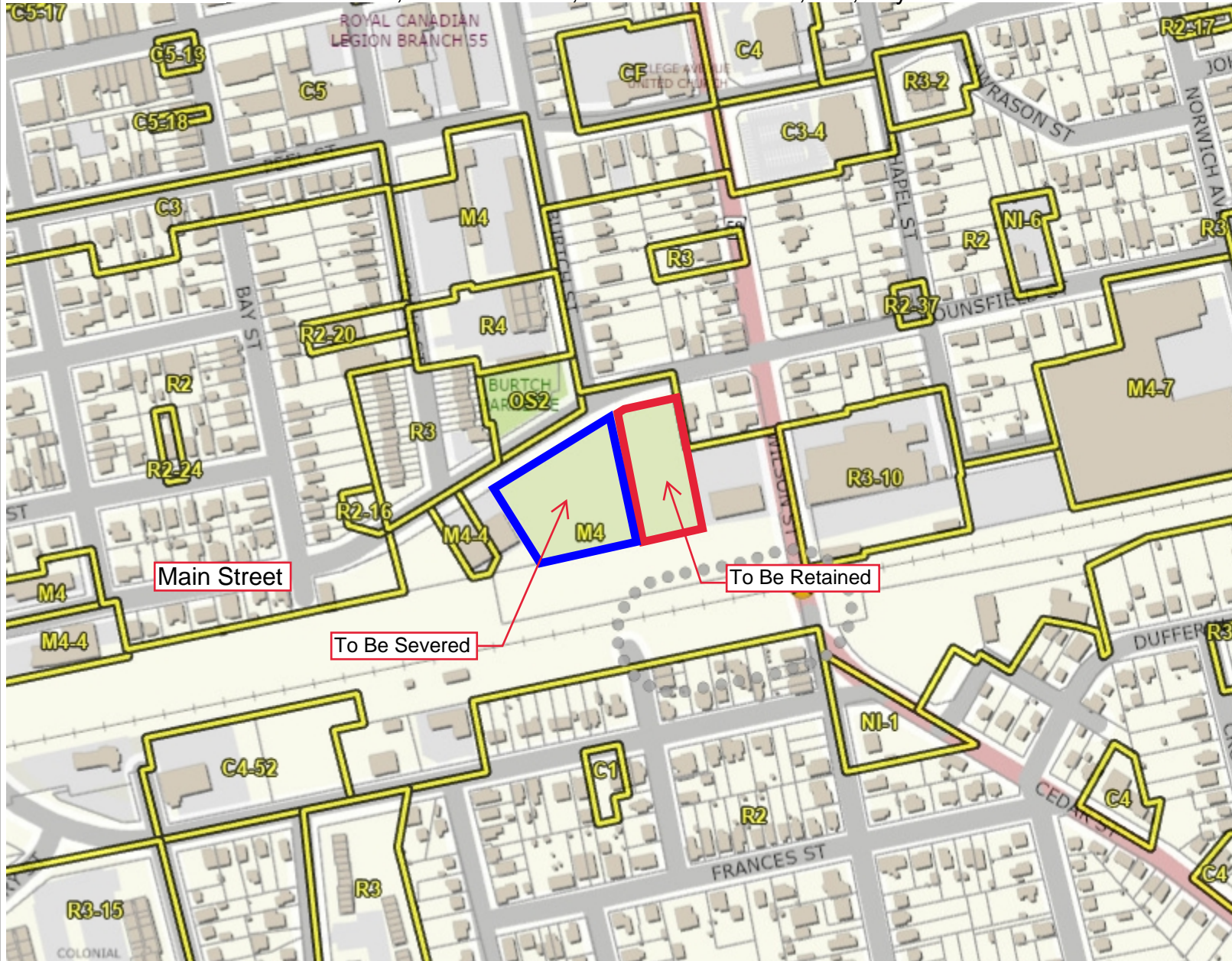
Approved for submission: *"Original Signed by"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File No.: B24-42-8: Chatha and Goraya

Plan 19, Lots 15 and 16, Part Lots 13 and 14, etc., City of Woodstock



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



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

May 23, 2024



Legend

Notes



0 51 102 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

May 23, 2024

BOUNDARY SURVEY AND TOPOGRAPHIC SKETCH

OF ALL OF
LOTS 15 & 16 WEST OF BURTCH ST
 AND PART OF
BLOCK E, LOTS 13 & 14 WEST OF BURTCH ST
 AND PART OF

BURTCH STREET

(CLOSED BY BY-LAW 6446-87 REGISTERED AS INSTRUMENT 328096 AND 328097)

REGISTERED PLAN 19

AND PART OF

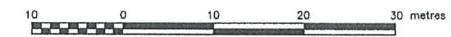
LOT 55C
REGISTERED PLAN 216

AND PART OF

LOT 133C
REGISTERED PLAN 293

IN THE
CITY OF WOODSTOCK
COUNTY OF OXFORD

SCALE: 1 : 500 METRIC



NA GEOMATICS LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF AUGUST 2021.

DATE Oct 22 / 21

(Signature)
 DAVID J. RAITHEY,
 ONTARIO LAND SURVEYOR

NOTES

BENCHMARK:
 ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM THE CANSEL CAN-NET REAL TIME NETWORK UTM ZONE 17 NAD83 (CSRS-2010)

SITE BENCHMARK:
 ELEVATIONS ARE RELATED TO TOP SPINDLE OF FIRE HYDRANT IMMEDIATELY NORTH OF SUBJECT PROPERTY, HAVING AN ELEVATION OF 292.64m

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO: THAT PART OF THE SOUTHERLY LIMIT OF MAIN STREET, SHOWN ON DEPOSITED PLAN 41R-6424, AS HAVING A BEARING OF N 59°28'30" E.

LEGEND

- ◆ DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES PLANTED SURVEY MONUMENT
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- WIT. DENOTES WITNESS
- P1 DENOTES DEPOSITED PLAN 41R-3144
- P2 DENOTES DEPOSITED PLAN 41R-4064
- P3 DENOTES DEPOSITED PLAN 41R-6424
- LS DENOTES LIGHT STANDARD
- HP DENOTES HYDRO POLE
- UP DENOTES UTILITY POLE
- AW DENOTES ANCHOR WIRE
- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- FH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- BOL DENOTES BOLLARD
- TD DENOTES TREE DECIDUOUS
- TC DENOTES TREE CONIFEROUS
- ∅ DENOTES DIAMETER
- X- DENOTES FENCE
- OW- DENOTES OVERHEAD WIRE
- H- DENOTES BURIED HYDRO
- G- DENOTES BURIED GAS MAIN
- F- DENOTES BURIED FIBRE OPTICS
- T/O DENOTES TOP OF

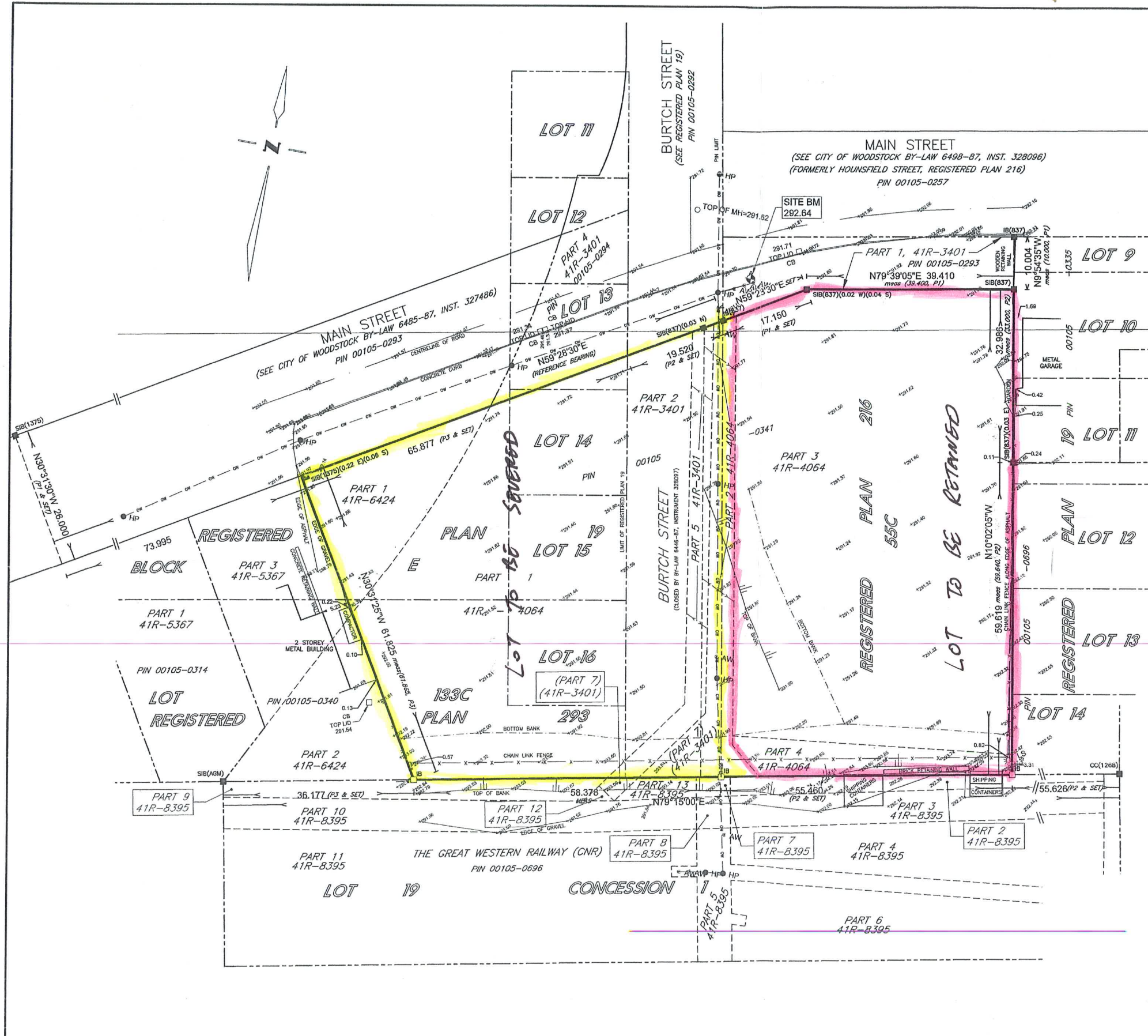
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PROJECT SUBMISSION FORM
 2163496

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In accordance with Regulation 1224, Section 29(5)

NOTE: NO FENCES ON PROPERTY LINES UNLESS OTHERWISE NOTED

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Date: 2021 September 13 Cad File: 21-7080_topo_Ab.dwg
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METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Plate 3: Applicant's Sketch
 File No.: B24-42-8: Chatha and Goraya
 Plan 19, Lots 15 and 16, Part Lots 13 and 14, etc., City of Woodstock

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