

Community Planning

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

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Web site: www.oxfordcounty.ca

Our File: **MV22-24**

APPLICATION FOR MINOR VARIANCE

TO: City of Woodstock Committee of Adjustment

MEETING: December 9, 2024

REPORT NUMBER: CP 2024-384

OWNER: County of Oxford c/o Michael Holstenson
21 Reeve Street, Woodstock ON N4S 7Y3

VARIANCES REQUESTED:

Relief from **Section 27.2 – Future Development Zone, Zone Provisions**, to:

1. reduce the minimum required lot area from what existed at the date of the passage of the By-law to 3,000 m² (32,291.7 ft²);
2. reduce the minimum required lot frontage from what existed at the date of the passage of the By-law to 61 m (200 ft);
3. reduce the minimum required interior side yard from 6 m (19.7 ft) to 4 m (13.1 ft);
4. reduce the minimum required setback from 20 m (65.6 ft) to 4 m (13.1 ft); and
5. reduce the minimum required height from 11 m (36.1 ft) to 3.8 m (12.5 ft) to permit the construction of a pumping station to service lands to be developed for Business Park and Traditional Industrial uses.

LOCATION:

The subject property is described as Part Lot 13, Concession 2 (Blandford), in the City of Woodstock. The property is located on the south side of Lansdowne Avenue, between Halifax Road and Oxford Road 4, and is municipally known as 1074 Lansdowne Avenue.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN: Business Park

CITY OF WOODSTOCK ZONING BY-LAW: Future Development (FD)

SURROUNDING USES: Surrounding uses are predominantly vacant. There is a watercourse to the east, and the subject lands are partially regulated by the Upper Thames River Conservation Authority (UTRCA).

COMMENTS:(a) Purpose of the Application:

The applicant is requesting relief from the above-noted provisions of the City's Zoning By-law to facilitate the construction of a pumping station that will service future Business Park and Traditional Industrial uses with municipal services.

According to Section 5.3.4 of the City's Zoning By-law public utility installations are permitted in all zones subject to the zone provisions of that zone.

The subject property has an area of approximately 3,078 m² (33,131.3 ft²) and is currently vacant.

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

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

Plate 3, Applicant's Sketch, illustrates the location of the proposed pumping station.

(b) Agency Comments

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

1. It is our interpretation that a pumping station is a permitted use within the Future Development Zone, as per the General Provisions, Section 5.1.15 - Uses Permitted In All Zones (iii); a public utility installation in accordance with the provisions of Section 5.3.4.
2. There appears to be a grammatical error in the Future Development zoning requiring a minimum height of 11m.
3. The pumping station appears to be in general conformity with regulations of 5.3.4.

(c) Public Consultation:

Public Notice was provided to surrounding property owners on November 25, 2024 in accordance with the requirements of the Planning Act. As of the writing of this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are designated 'Business Park' according to the City of Woodstock Land Use Plan, as contained in the County Official Plan. Business Park lands are intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned business park setting.

The intended use of the subject lands is for a pumping station to serve future Business Park and Traditional Industrial areas. This is necessary infrastructure for the future development of the surrounding subject lands. Further, Section 5.2.3 of the Official Plan states that public utilities and infrastructure shall be permitted in all land use designations, subject to designation specific policies; in this case, there are no specific policies for the installation of utilities in Business Park and Industrial areas.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'Future Development (FD)' according to the City of Woodstock Zoning By-law. The 'FD' zone permits an existing single detached dwelling and associated home occupation, a farm and a seasonal farm produce outlet; uses in the FD Zone are generally limited and intended to permit existing uses prior to the lands being rezoned and developed for uses that are consistent with the Official Plan.

The minimum lot area and lot frontage provisions in the FD zone are what existed at the date of passing of the Zoning By-law and the applicant is requesting a minimum lot area of 3,000 m² (32,291.7 ft²) and a minimum lot frontage of 61 m (200 ft) to facilitate the proposed pumping station. The minimum lot area and frontage provisions of the FD zone are consistent with the intent of the Zone to permit and limit existing uses until the lands are rezoned for new uses identified through the Official Plan. In this case, the proposed variances are intended to permit the construction of a pumping station that will service surrounding lands for future Business Park and Traditional Industrial uses.

The minimum interior side yard width in the FD zone is 6 m (19.7 ft) and the County is requesting a minimum interior side yard width of 4 m (13.1 ft); similarly, the FD zone requires a setback of 20 m (65.6 ft) and the smallest proposed setback is the interior side yard setback on the subject lands. Minimum interior side yard widths are intended to ensure that structures are sufficiently setback from adjacent properties to maintain normal access, space for drainage and fire separation. The proposed pumping station will not be regularly staffed, and staff have no concerns over access, drainage or fire separation arising from the proposed pumping station.

The minimum height in the FD Zone is 11 m (36.1 ft). Minimum height provisions are generally intended to ensure conformity with surrounding structures; in this case, staff assume that this minimum height provision is an error and will be corrected in a future house-keeping by-law update. 11 m is consistent with maximum heights in some residential zones, and it is likely that this provision was intended to support existing residential uses. This application proposes a single-storey pumping station building.

Staff are of the opinion that the proposal is in keeping with the intent and purpose of the Zoning By-law.

(f) Desirable Development/Use:

The requested reliefs will permit a water pumping station that will service surrounding Business Park and Traditional Industrial uses that are consistent with the County's Official Plan and the previous East Woodstock Secondary Plan. Sufficient space has been provided to accommodate the proposed pumping station with no negative impacts anticipated to surrounding properties. The County intends to start work on the pumping station in the New Year.

Further, the proposed reliefs can also be considered desirable as it will facilitate a necessary infrastructure project that will support future development in the City.

It is the opinion of this Office that the requested reliefs are in keeping with the general intent and purpose of the Official Plan and City Zoning By-law and can be given favourable consideration.

RECOMMENDATION:

That the City of Woodstock Committee of Adjustment **approve** Application File MV22-24, submitted by County of Oxford for lands described as Part Lot 13, Concession 2 (Blandford), in the City of Woodstock, being municipally known as 1074 Lansdowne Avenue, as it relates to:

1. Relief from **Section 27.2 – Zone Provisions**, to reduce the minimum required lot area from what existed at the date of the passage of the By-law to 3,000 m² (32,291.7 ft²);
2. Relief from **Section 27.2 – Zone Provisions**, to reduce the minimum required lot frontage from what existed at the date of the passage of the By-law to 61 m (200 ft);
3. Relief from **Section 27.2 – Zone Provisions**, to reduce the minimum required interior side yard from 6 m (19.7 ft) to 4 m (13.1 ft);
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5. Relief from **Section 27.2 – Zone Provisions**, to reduce the minimum required height from 11 m (36.1 ft) to 3.8 m (12.5 ft) to permit the construction of a pumping station to service lands to be developed for Business Park and Traditional Industrial uses.

The proposed reliefs meet the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

The proposed reliefs are minor variances from the provisions of the City's Zoning By-law in that the pumping station is not anticipated to impact neighbouring properties and represents necessary infrastructure for future development.

The proposed reliefs are desirable for the use of the land as the said reliefs will allow for development that is permitted by the Zoning By-law, is compatible with surrounding uses and will not negatively impact neighbouring properties;

The proposed reliefs maintain the general intent and purpose of the City's Zoning By-law as the development is generally in keeping with the permitted uses in the General Provisions of the Zoning By-law; and,

The reliefs maintain the intent and purpose of the Official Plan as the proposed pumping station is required for future development of lands designated for Business Park and Traditional Industrial uses.

Authored by:

Original signed by

Justin Miller
Development Planner

Approved for submission by:

Original signed by

Heather St. Clair, MCIP, RPP
Senior Planner



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



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December 2, 2024



Legend

Notes



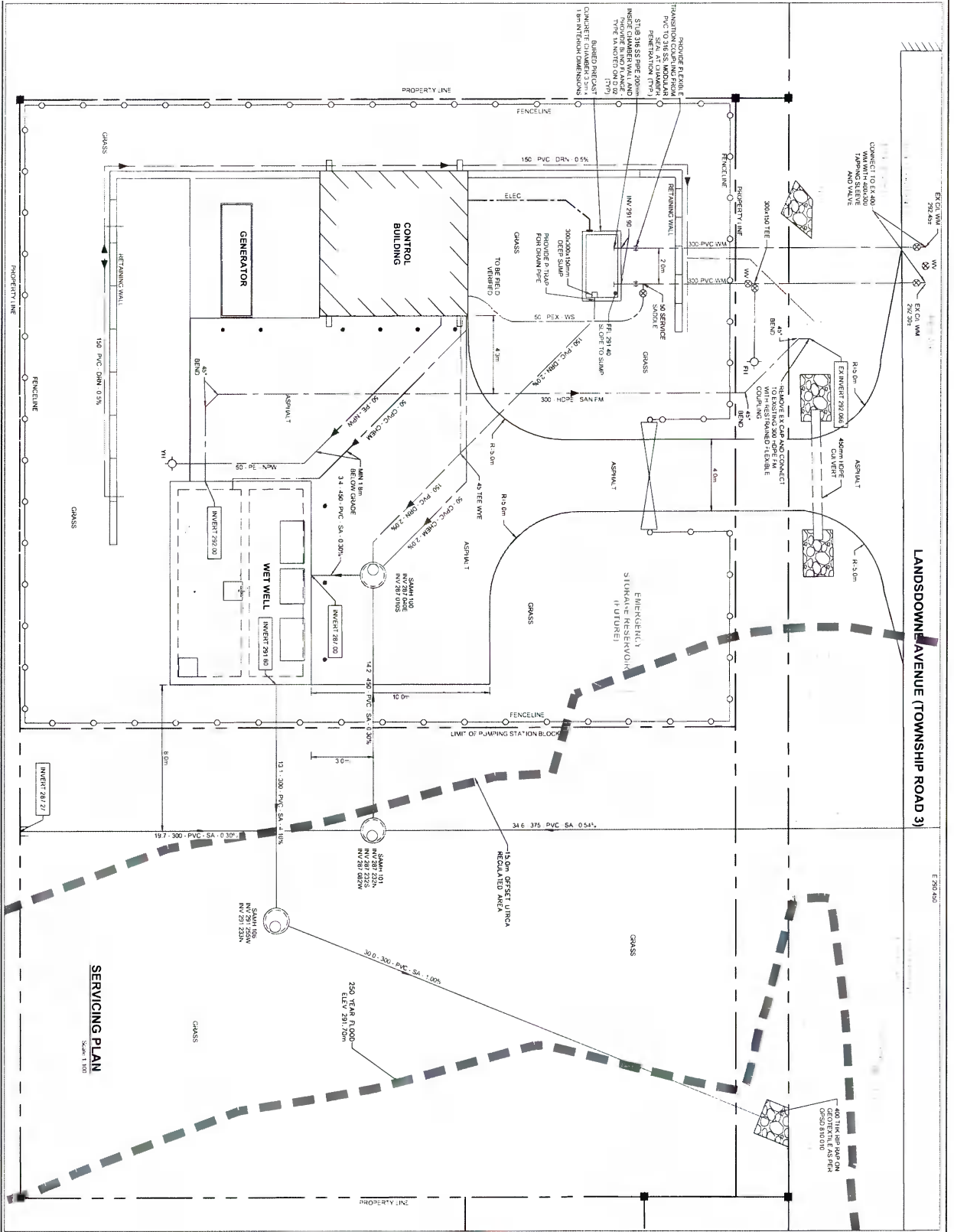
0 26 51 Meters

NAD_1983_UTM_Zone_17N



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December 2, 2024



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Engineering Office



ISSUE/REVISION	DATE	DESCRIPTION
0	2024/08/01	ISSUED FOR TENDER

PROJECT NUMBER
 60654-004
 SHEET TITLE
 CIVIL
 SERVING PLAN
 SHEET NUMBER
 C-12