

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Consent B25-10-8, B25-11-8 and B25-12-8 (Viara Holdings Inc.)

REPORT HIGHLIGHTS

- The applications for consent are intended to create two new lots for immediate residential development, to create one lot containing an existing dwelling and to retain one lot for future residential development within the City of Woodstock.
- The applications have been made concurrently with application B25-09-4 which is intended to sever lands that are primarily within the Township of South-West Oxford to consolidate and sever lands within the City of Woodstock's boundaries.
- Planning staff are recommending approval of the applications as they are generally consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan respecting residential uses.

DISCUSSION

Background

APPLICANT/OWNER:

Viara Holdings Inc. c/o Max Innes
111 Sydenham Street, Woodstock ON N4S 7B4

LOCATION:

The subject land is described as Concession 1, Part Gore, Plan 86, Lots 1-6, Plan 501, Part Lot 3, in the City of Woodstock. The subject land fronts on the west side of Mill Street, south of Pember's Pass, and are known municipally as 565040 Karn Road.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential and Residential Reserve
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Residential Zone 1 (R1)' and 'Future Development (FD)'

	<u>SEVERED LOT</u>	<u>SEVERED LOT</u>	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
	(B25-10-8)	(B25-11-8)	(B25-12-8)	
Area	1,361.9 m ² (14,659.5 ft ²)	1,512.7 m ² (16,283.3 ft ²)	1,114.7 m ² (11,998.9 ft ²)	12,260.7 m ² (3 ac)
Frontage	22.2 m (72.9 ft)	24.8 m (81.4 ft)	18.3 m (60 ft)	195.9 m (642.7 ft)
Depth	61 m (200 ft)	61 m (200 ft)	61 m (200 ft)	61 m (200 ft)

PROPOSAL:

The purpose of the applications for consent is to create two new lots for immediate residential development, to create one lot containing an existing dwelling and to retain one lot for future residential development within the City of Woodstock. These applications have been made concurrently to B25-09-4 which seeks to sever lands within the City of Woodstock from a parcel that is primarily located in the Township of South-West Oxford; because most of the lands within this application are located in the Township of South-West Oxford, the application will proceed directly to Land Division Committee.

The applicants will consolidate two parcels of land with frontage on Mill Street and intend to sever them to more efficiently utilize lands designated for residential purposes within the City. The applicants will consolidate 432 Mill Street, containing an existing dwelling, with a portion of the much larger farm parcel at 565040 Karn Road, primarily within the Township of South-West Oxford, to consolidate all of their holdings within the City's boundaries.

First the lands considered in B25-09-4 must be severed from the larger farm holdings and added to 432 Mill Street; following that, the severances proposed in these applications will create four new lots. Application B25-11-8 will contain the existing dwelling currently located at 432 Mill Street. Applications B25-10-8 and B25-12-8 will create vacant lots for residential use, and a retained lot with frontage on Mill Street will be created for future residential development within the City's boundaries. As a condition of these severances, the lots must be appropriately zoned to reflect these intended uses.

Surrounding land uses are generally low density residential uses to the north and east, and agricultural and quarry uses to the south and west.

Plate 1, Location Map with 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 the surrounding lands.

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and retained, as provided by the applicant.

Plate 4, Location Map With Existing Zoning for B25-09-8, provides the lots to be severed and retained related to that application.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The 2024 Provincial Planning 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. The following outlines the key PPS policies that have been considered, but is not intended to be an exhaustive list.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

OFFICIAL PLAN

The subject property is located within the 'Low Density Residential' and 'Residential Reserve' designations according to the Official Plan. Low-density residential areas include those lands that are primarily developed or planned for a variety of low-rise, low-density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The proposed severance is considered to be a form of infill housing. Infill housing is defined as the placement of new residential development (including the creation of a new lot) into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the land supply designated for residential use and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Areas. The proposed severance is considered to be a form of street oriented infill. The Official Plan states that the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be compatible with the characteristics of development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Land Division Committee and City Council will ensure that the proposal is consistent with the street frontage, setbacks, lot area, and spacing of existing development within a two block area on the same street.

The Residential Reserve designation is intended to apply to large, mostly unserviced parcels of land forming part of the land supply for the City where secondary planning has not been completed. Specifically, this portion of the Residential Reserve recognizes a licensed pit operation and aggregate resources in the area. The Official Plan intends that criteria regarding compatibility with aggregate extraction have been complied with.

Section 3.4.1.5 establishes criteria for development adjacent to aggregate extraction, and the intent is to ensure that mineral aggregate extraction is generally compatible with adjacent planned development and existing development. Where new development is proposed in proximity to existing licensed extraction operations the responsibility for compatibility measures is to be borne by the developer. When residential development is proposed studies are to be undertaken by qualified professionals to address potential noise, vibration, dust and particulate impacts emanating from the aggregate extraction – the requirement for studies may be waived based on previous or nearby studies or the distance from existing adjacent uses. As part of these applications, the applicant has provided an archeological report, an environmental report, a noise impact study, and a traffic impact study.

ZONING BY-LAW

The subject lands are zoned 'Residential Zone 1 (R1)' and 'Future Development (FD)' according to the City's Zoning By-law. The 'R1' zone permits single detached dwellings, bed and breakfasts, and an additional residential unit subject to Section 5.2.8. The proposed severed and retained parcels appear to meet the relevant zoning provisions.

The Future Development Zone serves as a sort of Holding zone and permits only an existing single-detached dwelling, a farm and a seasonal produce outlet. The intent of this zone is to prevent development from proceeding until appropriate plans have been reviewed and approved by Council.

Agency Comments

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

1. Our understanding is B25-09-4 is a Township of South-West Oxford consent application and this consent is required to be completed with the severed and enlarged lots consolidated before the three Woodstock applications can be completed.
2. The applicant should confirm driveway access requirements, W & WW servicing requirements for the three proposed SFD lots and road widening requirements along Mill St. with County Public Works.
3. The applicant is encouraged to contact Hydro One and Enbridge directly for hydro and gas servicing requirements, respectively.
4. In addition, please include the following conditions:
 - a. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
 - b. The owner shall obtain a letter provided by the Clerk or designate of the City advising the Secretary-Treasurer of the LDC that all requirements of the City have been complied with.
5. The accessory structures shall be removed to the satisfaction of the City of Woodstock.

The Oxford County Public Works Department provided the following comments:

B25-10-8

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. All 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.
2. If approved, a condition of severance shall be that widening on frontage of the property along Mill St. will be provided to the County of Oxford 13m from the centerline of the road on along both the retained and severed property. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.
3. Property will need a new entrance (attached entrance guidelines and link for all permits required)

Note: Property has a sanitary service available at the property line, property will need to connect to the water system. Application to Connect and Road Occupancy Permit will be required.

B25-11-8

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. All 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.
2. If approved, a condition of severance shall be that widening on frontage of the property along Mill St. will be provided to the County of Oxford 13m from the centerline of the road on along both the retained and severed property. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.
3. Property currently has two entrances will need to reduce to single entrance.(attached entrance guidelines and link for all permits required)

Note: Sanitary main will need to be extended to service the property. Owner will be required to extend the existing infrastructure. These costs shall be borne solely by the Developer. SS1 Form will be required. Road Occupancy Permit will be required.

B25-12-8

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. All 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.
2. If approved, a condition of severance shall be that widening on frontage of the property along Mill St. will be provided to the County of Oxford 13m from the centerline of the road on along both the retained and severed property. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.
3. Property will need a new entrance (attached entrance guidelines and link for all permits required)

Note: Sanitary main will need to be extended to service the property. Owner will be required to extend the existing infrastructure. These costs shall be borne solely by the Developer. Watermain fronts property will need to connect. SS1 Form will be required. Road Occupancy Permit will be required.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on June 23, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The purpose of the applications for consent is to create two new lots for immediate residential development, to create one lot containing an existing dwelling and to retain one lot for future residential development within the City of Woodstock.

With respect to the PPS, the proposal is consistent with the intensification, redevelopment and housing policies as the application is considered an efficient use of land and municipal infrastructure within a serviced settlement area, provides for a greater diversity of housing types, and represents appropriate density for new housing that makes efficient use of existing municipal services.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposal can be characterized as appropriate street-oriented infill development and intensification that is supported by the Official Plan. This area of the City is comprised of large lots with single-detached dwellings on the west side of Mill Street and smaller lots with single-detached dwellings and townhomes on the east side of Mill Street. The proposed lot sizes will be in character with and compatible with surrounding residential developments.

With respect to the portion of the lands designated Rural Reserve and requiring compatibility with the adjacent aggregate operation, the applicants have submitted a noise study and an environmental study. The noise study concluded that no construction upgrades are required to address noise associated with the aggregate operations but recommends a warning clause in purchasing agreements and central air conditioning units for the new dwelling units. The noise study also requires a 4 to 6 m berm along the property lines as outlined in the report; because the applicant's also own the aggregate operation, this mitigation measure should be easily achievable. The noise report also outlines acoustic mitigation measures required with regards to the processing plant, and these measures are proposed to be implemented through conditions of consent.

The subject lands are zoned R1 and Future Development Zone. Following approval of these applications, and as conditions of approval, a zone change is anticipated and required to appropriately zone the subject lands. The applicant has discussed rezoning the proposed severed lands to R1 or R2 and leaving the retained lands as Future Development until future plans come to fruition.

Planning staff are of the opinion that the proposed severances are a form of street-oriented infill and are consistent with the policy direction of the Provincial Planning Statement and the Official Plan, and can be supported from a planning perspective, subject to the recommended conditions.

RECOMMENDATIONS

That Woodstock Council advise the Land Division Committee that the City supports the proposals to sever the subject lands, subject to the following conditions:

B25-10-8:

- 1. The owner shall 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.**
- 2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.**
- 3. 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.**
- 4. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.**

5. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aercoustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
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. All 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.
7. A road widening shall be applied to the frontage along Mill Street to Oxford County of 13 m from the centreline of the road for both the severed and retained properties. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances to the satisfaction of Oxford County Public Works Department.
8. A new entrance shall be approved in accordance with Oxford County's Entrance Guidelines, to the satisfaction of Oxford County Public Works.
9. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

B25-11-8:

1. The owner shall 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.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. 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.
4. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
5. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aercoustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
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. All 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.

7. A road widening shall be applied to the frontage along Mill Street to Oxford County of 13 m from the centreline of the road for both the severed and retained properties. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances to the satisfaction of Oxford County Public Works Department.
8. The applicant will reduce the entrances on the property from two to one to the satisfaction of Oxford County Public Works.
9. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

B25-12-8:

1. The owner shall 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.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. 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.
4. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
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8. A new entrance shall be approved in accordance with Oxford County's Entrance Guidelines, to the satisfaction of Oxford County Public Works Department.

9. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

SIGNATURES

Authored by: *“Original Signed by”*

Justin Miller
Development Planner

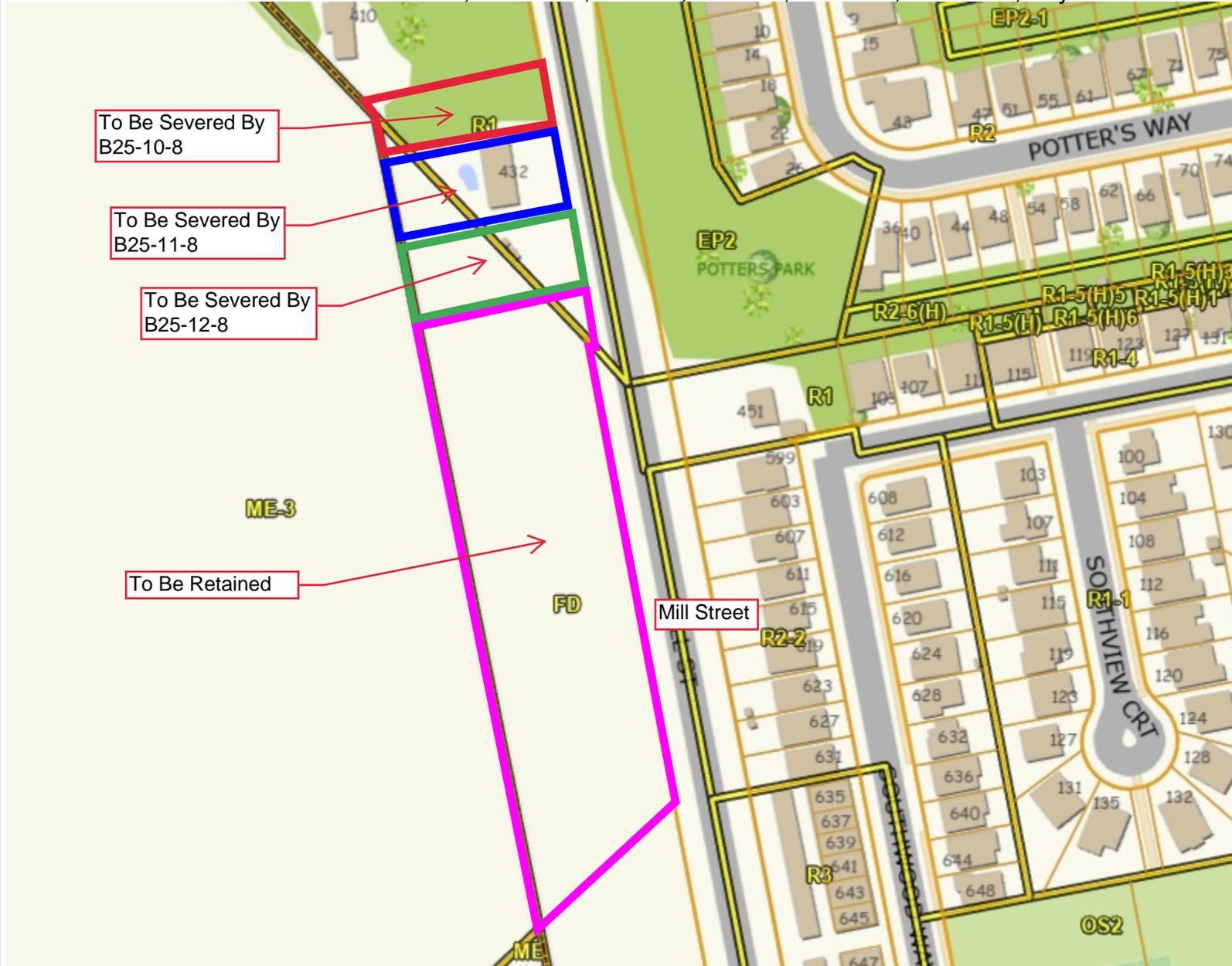
Approved for submission: *“Original Signed by”*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File No.: B25-10-8, B25-11-8, B25-12-8: Viara Holdings Inc.

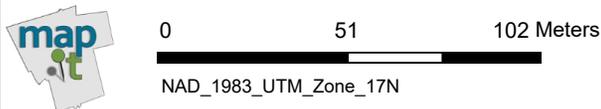
Concession 1, Part Gore, Plan 86, Lots 1-6, Plan 501, Part Lot 3, City of Woodstock



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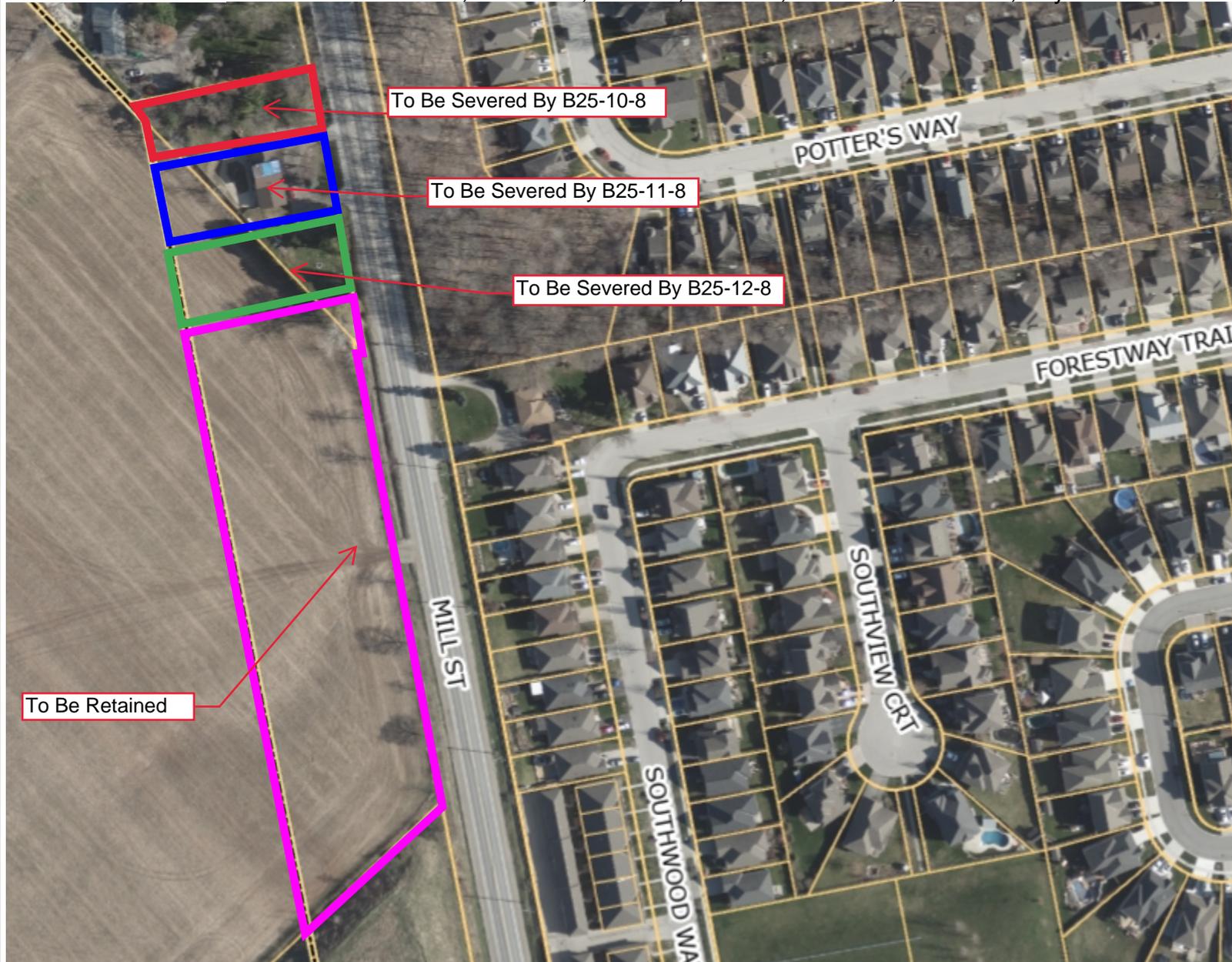
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



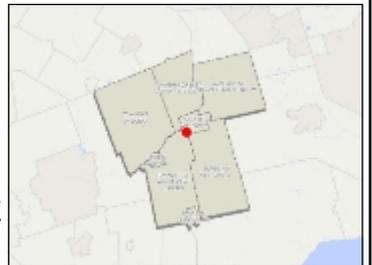
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April 10, 2025



Legend

Notes



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NAD_1983_UTM_Zone_17N



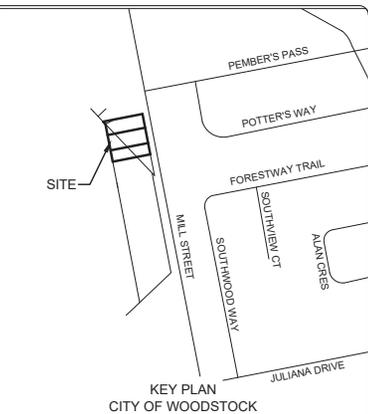
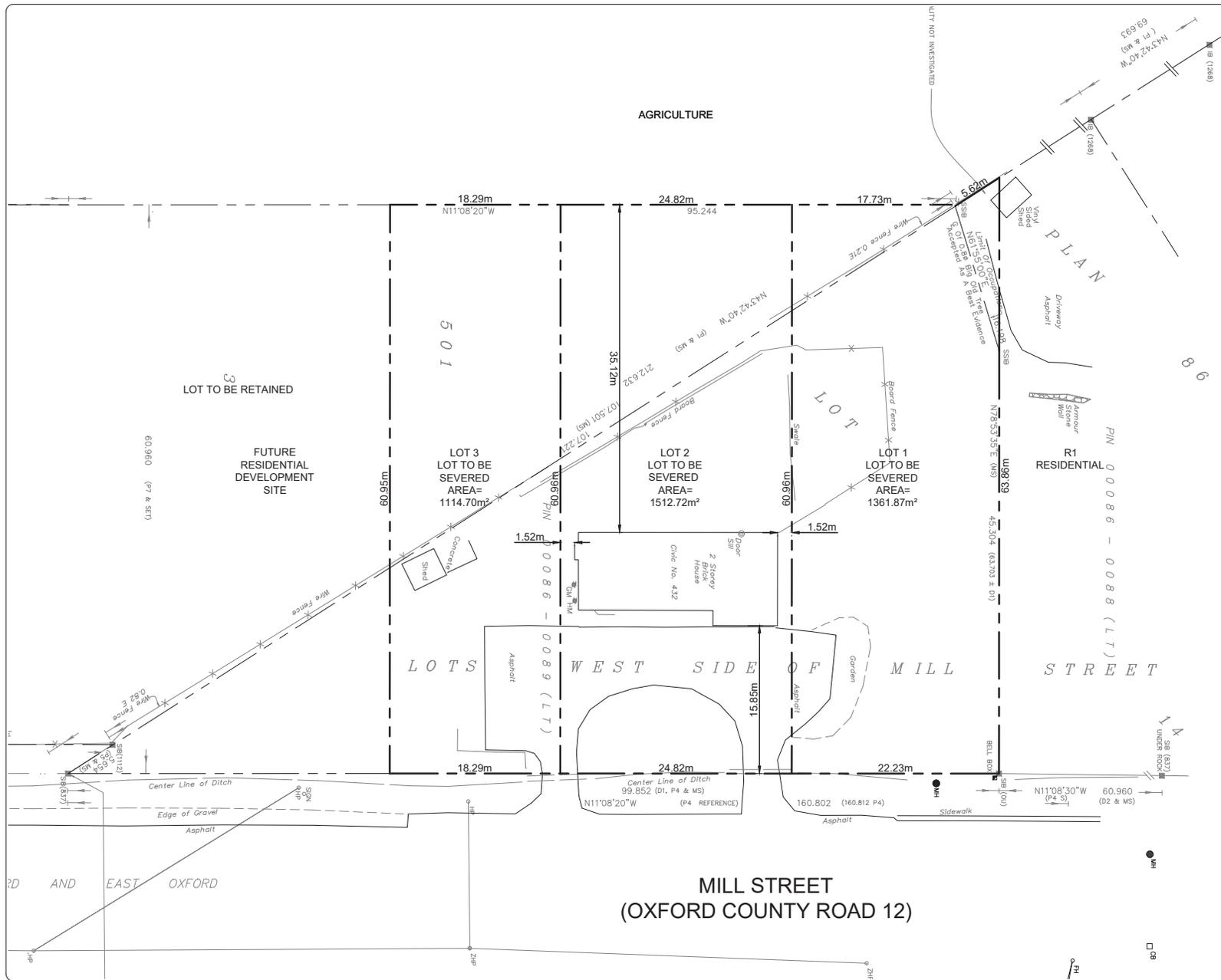
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July 2, 2025

Plate 3: Applicant's Sketch

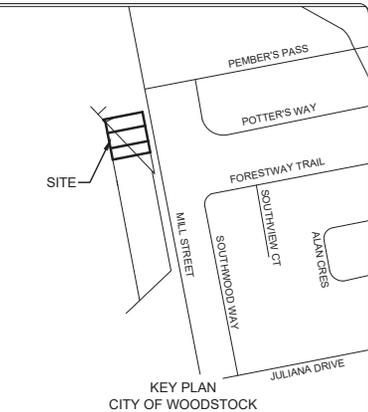
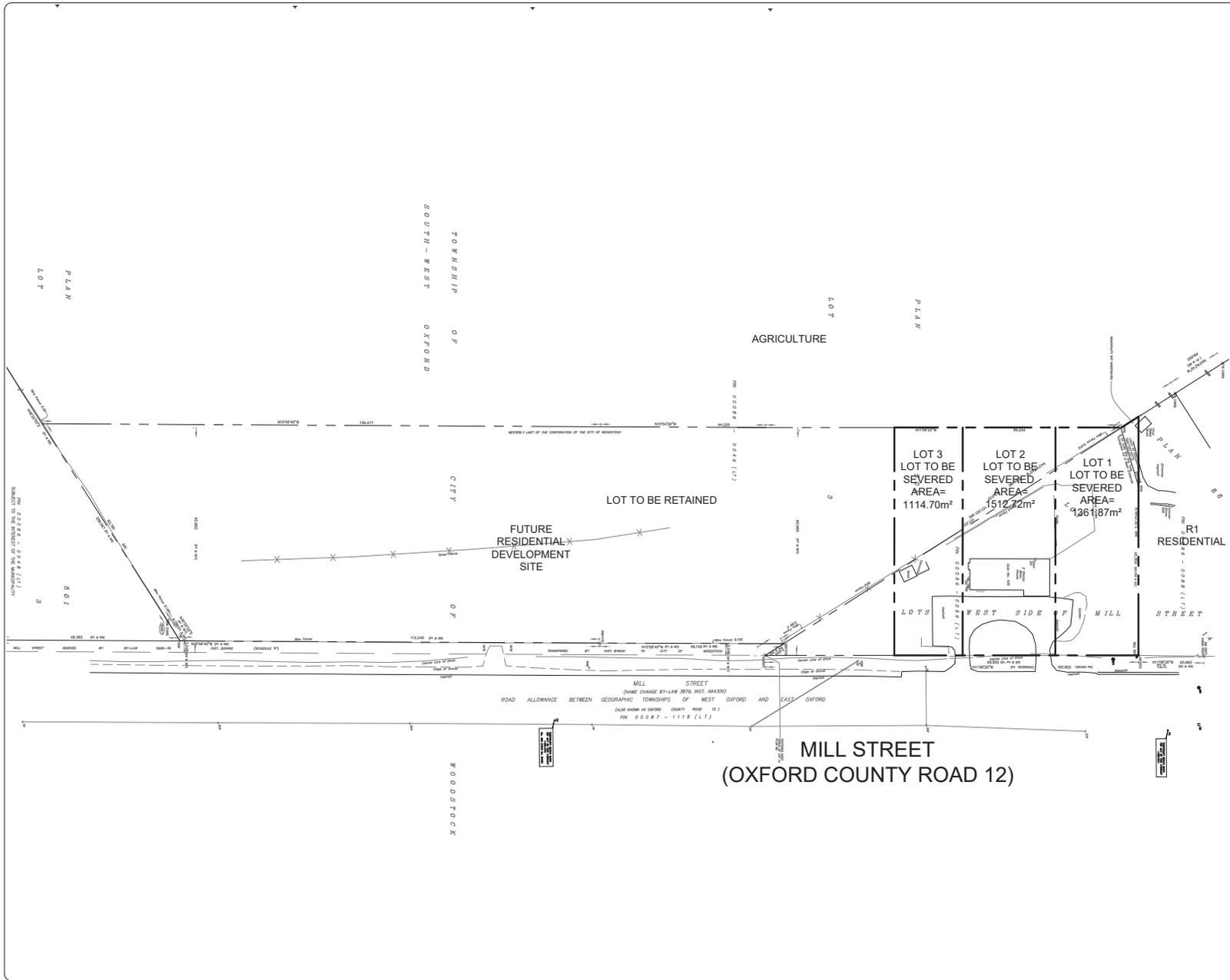
File No.: B25-10-8, B25-11-8, B25-12-8: Viara Holdings Inc.

Concession 1, Part Gore, Plan 86, Lots 1-6, Plan 501, Part Lot 3, City of Woodstock



- NOTES:
- SEVERANCE SKETCH BASED ON SURVEY COMPLETED BY KIM HUSTED SURVEYING LTD (J.D. BARNES) DATED NOVEMBER 05, 2024
 - SEVERANCE SKETCH BASED ON TOPOGRAPHIC SURVEY COMPLETED BY BROOKS LISE SURVEYING LTD DATED APRIL 19, 2024

PROJECT			
432 MILL STREET WOODSTOCK			
DRAWING			
SEVERANCE SKETCH			
1.			
No.	DATE	REVISION	BY
SCALE: 1:400			PG 1/2



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PROJECT
**432 MILL STREET
WOODSTOCK**

DRAWING
**SEVERANCE
SKETCH**

1.			
No.	DATE	REVISION	BY
SCALE: 1:1000			PG 2/2

Plate 4: Location Map with Existing Zoning

File No.: B25-09-8: Innes

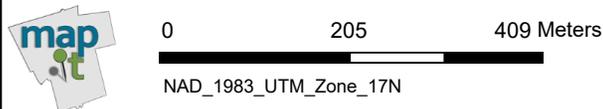
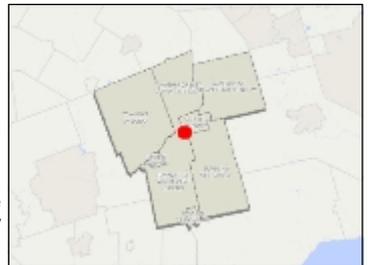
Concession 1, Part Gore, Plan 86, Lots 1-6, Plan 501, Part Lot 3, City of Woodstock



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
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- Land Use Zoning (Displays 1:16000 to 1:500)

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