

## REPORT TO COUNTY COUNCIL

# Application for Draft Plan of Subdivision SB 24-02-8 – City of Woodstock

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## RECOMMENDATION

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1. That Oxford County Council grant draft approval to the proposed industrial plan of subdivision, submitted by City of Woodstock (SB 24-02-8), prepared by AECOM Ltd, for the lands described Part of Lots 7, 8 and 9, Concession 1 (Blandford), in the City of Woodstock, subject to the conditions attached to this report as Schedule “A” being met prior to final approval.

## REPORT HIGHLIGHTS

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- The application for draft plan approval proposes to facilitate the development of an industrial plan of subdivision comprising nine blocks for industrial development, three natural heritage blocks, one block for stormwater management and a future sanitary pumping station, together with a number of blocks for road widening and 0.3 m (1 ft) reserves, served by 5 new local streets.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and maintains the intent and purpose of the Official Plan, and can be supported from a planning perspective.

## IMPLEMENTATION POINTS

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This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

### Financial Impact

The approval of this application will have no financial impacts beyond what has been approved in the current year’s budget.

## Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on February 26, 2024 and the notice of public meeting was issued on April 29, 2024. As of the date that this report was completed, a number of comments have been submitted expressing concerns with respect to the proposed development. This correspondence has been included as an attachment to this report for Council’s consideration.

## 2023-2026 STRATEGIC PLAN

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Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendation in this report supports the following strategic goals.

### Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
<b>Promoting community vitality</b>	<b>Enhancing environmental sustainability</b>	<b>Fostering progressive government</b>
Goal 1.2 – Sustainable infrastructure and development	Goal 2.2 – Preserve and enhance our natural environment	

See: [Oxford County 2023-2026 Strategic Plan](#)

## DISCUSSION

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### Background

**Owner:** Corporation of the City of Woodstock  
500 Dundas Street, Woodstock ON N4S 0A7

**Agent:** GSP Group c/o Steve Wever, RPP, MCIP  
72 Victoria Street South, Kitchener ON, N2G 4Y9

**Location:**

The subject lands are described as Part of Lots 7, 8 and 9, Concession 1 (Blandford), now in the City of Woodstock. The lands are located on the north side of Highway 2, west side of Blandford Road, south side of Township Road 2, and are bordered by Highway 401 to the west. The lands are municipally known as 685761 Highway 2 and 775019 Blandford Road in the City of Woodstock.

**County of Oxford Official Plan:**

Schedule "WI-1"	City of Woodstock Land Use Plan	Business Park Traditional Industrial Future Urban Growth Environmental Protection
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**City of Woodstock Zoning By-law No. 8626-10:**

Existing Zoning:	Agricultural (AG), Environmental Protection (EP1 and EP2)
Proposed Zoning:	Special Prestige Industrial Holding Zone (M1-13(H)) Special General Industrial Holding Zone (M3-46 (H)) Future Development Zone (FD) Special Environmental Protection Zone 1 and 2 (EP1-sp and EP-2-sp)

**Proposal:**

The City of Woodstock has initiated applications for draft plan of subdivision and zone change on the subject lands.

The proposed Draft Plan of Subdivision includes nine blocks of land for industrial land uses (88 ha total), which may be further subdivided as needed to suit a range of uses and lot sizes. These development blocks are proposed to be accessed via new public streets (Streets A-E, 9.6 ha total) with three connection points with the external road network including two intersections with Highway 2 and one intersection on the west side of Blandford Road. The westerly intersection (Access 1) on Highway 2 is proposed as a roundabout with the site access completing the fourth leg of the existing intersection at Highway 2 and Oxford Road 55. The easterly intersection (Access 2) on Highway 2 is proposed as a new unsignalized T-intersection with an exclusive left-turn lane on the eastbound approach. A Blandford Road connection (Access 3) is also proposed as a new unsignalized T-intersection. The proposed internal street layout includes two connection points with the adjoining property to the west (685691 Highway 2), at the south end of Street 'A' and the west limit of 'Street C'.

Municipal sanitary and water services are proposed to be extended from the west, across Highway 401 and the adjoining property to the west (685691 Highway 2), to the site. The crossing of Highway 401 with municipal water and sanitary sewer services is subject to MTO review and approvals. Blocks for a stormwater management facility (6.8 ha) and a sanitary pumping station (0.2 ha) are proposed along the west side of Blandford Road.

The balance of the land area within the industrial subdivision is within proposed natural heritage blocks (29.8 ha) recognizing the existing woodland and wetland areas, a future development block (4.3 ha) for the landlocked parcel, the required 14-metre setback along Highway 401 (1.0 ha), road widenings along Blandford Road (0.2 ha) and reserves (less than 0.1 ha).

The proposed zone change application will rezone the subject lands from Agricultural (AG) and Environmental Protection 1 and 2 Zone (EP1 and EP2) to Special Prestige Industrial Holding Zone (M1-13(H)), Special General Industrial Holding Zone (M3-46 (H)), Future Development Zone (FD) and Environmental Protection Zone 1 and 2 (EP1 and EP2). These proposed zones will implement the proposed draft plan of subdivision.

The lands are within the Southeast Woodstock Secondary Plan Area and the Official Plan designations were established through the approval of OPA 268 in 2022. Further to the detailed plans prepared in the Southeast Woodstock Secondary Plan, a number of studies have been completed in support of the proposal, as follows:

- Environmental Impact Study;
- Stormwater Management Report;
- Wastewater Servicing Report;
- Water Servicing Report;
- Northeast Woodstock Industrial Park Planning and Servicing Study;
- Northeast Woodstock Industrial Park Planning Justification Report;
- Traffic Impact Study;
- Geotechnical Investigation Report;
- Hydrogeological Assessment;
- Archaeological Investigation and Heritage Impact Assessment;
- Cultural Heritage Evaluation Report.

The subject lands comprise an area of approximately 135.8 ha (335 acres) and the site is primarily used for cash-crop production. The lands contain two existing farm dwellings. Portions of the site also contain natural heritage features which extend beyond the limits of the site including part of a Provincially Significant Wetland complex and woodlands.

Surrounding lands are largely comprised of agricultural lands to the east within the Township of Blandford-Blenheim, residential and commercial uses and the settlement of Eastwood (within the Township of Norwich) to the south, Highway 401 and the Toyota Manufacturing plant to the west, and woodlands, wetlands and agricultural lands to the north. The interchange of Highway 401 and Highway 2 is approximately 990 m west of the proposed intersection of Street D and Highway 2.

Plate 1, Location Map with Existing Zoning, indicates 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 property and surrounding area.

Plate 3, Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Plate 4, Letters of Concern, a consolidated package of comments received from the public and abutting landowners.

## **Comments**

### 2020 Provincial Policy Statement (PPS)

The 2020 Provincial Policy 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.

Section 1.1.2 of the PPS states 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 directs that Settlement Areas will be the focus of growth and development and further, Section 1.1.3.2 indicates 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 directs 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. Further, Section 1.3.2.7 states that planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in section 1.1.2.

In regard to the Environmental Protection designation, Section 2.1 [NATURAL HERITAGE] directs that natural features shall be protected for the long term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Sections 2.1.4 and 2.1.5 direct that development and site alteration shall not be permitted in significant wetlands and will only be permitted within other significant features where it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Section 2.1.8 of the PPS directs that development shall not be permitted on lands adjacent to significant natural heritage features unless it has been demonstrated that there will be no negative impacts.

Section 3.1 [NATURAL HAZARDS] states:

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.

Section 3.1.2 directs that development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- b) defined portions of the flooding hazard along connecting channels (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

## Official Plan

The subject lands are designated 'Traditional Industrial', 'Business Park' 'Environmental Protection' and 'Future Urban Growth' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan.

The lands are located within the East Woodstock Secondary Plan and were annexed by the City of Woodstock in 2005. The approval of the East Woodstock Secondary Plan in 2006 recommended the redesignation of the agricultural portions of the site from "Agricultural Reserve" to "Traditional Industrial" and "Business Park" and the woodland and wetland features as "Environmental Protection". The implementation of these designations was completed in 2022 through the adoption of Official Plan Amendment Number 268 (OPA 268) on April 13, 2022. OPA 268 brought the subject lands within the urban boundary of the City and implemented the land use designations for the subject lands as recommended in the East Woodstock Secondary Plan, with exception to a small landlocked area designated as "Future Urban Growth" in the northern part of the site. As part of the work completed for the South-East Woodstock Secondary Plan, numerous studies were completed including servicing studies, stormwater management plans, Environmental Impact Studies, Traffic Impact Studies, and geotechnical and hydrogeological investigations for the area.

Portions of the subject lands abutting Highway 401 are designated Business Park. Lands designated as Business Park are generally intended to accommodate a range of low intensity industrial, technological, office and business support uses within a comprehensively planned business park setting.

Uses within the Business Park designation will generally be characterized by free-standing, low profile buildings on individual lots in a planned subdivision. Business Parks will have the highest development standards of all industrial designations.

Permitted uses within the Business Park designation generally include light industrial uses that involve assembly, fabrication, distribution, packaging, storage and manufacturing or printing within wholly enclosed buildings, business support services, technological industries and office uses. Showroom, retail, wholesale and sales uses operating in association and ancillary to the permitted uses set out above may be permitted in buildings in the Business Park designation provided that such space does not exceed 50% of the gross leasable area of the permitted use. Day care facilities solely for employees of a permitted use in the Business Park will be permitted within the industrial or office building.

Within the Business Park designation in the East Woodstock Secondary Plan and the special policies for Business Park development contained within the South-East Woodstock Secondary Plan, lands are intended for light industrial, technological, office and business support uses that can be accommodated on smaller parcels and do not involve significant trucking and loading operations or industrial emissions that would require significant buffering or separation distances. Utilities and public works uses, minor institutional uses such as police, ambulance and fire stations and municipal parks and recreational facilities may also be permitted.

Uses permitted within the Business Park designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

In addition to the primary uses permitted above, the following ancillary uses may be permitted within the Business Park designation:

- uses which primarily serve employees of the Business Park and the general public in the immediate area such as eat-in restaurants, medical or dental offices and clinics, day care facilities, financial institutions and commercial recreational facilities;
- trade schools, conference facilities, assembly halls and catering facilities;
- hotels or motels;
- facilities used primarily by fraternal lodges, service clubs, trade unions, community cultural organizations and similar groups. Such facilities may also include meeting rooms and banquet halls utilized by the general public;
- police, fire or ambulance depots; and
- wholesale or warehouse outlets as defined by the Zoning By-law.

Ancillary uses will be subject to the following evaluation criteria:

- they are located on an arterial or collector road;
- they are located at the periphery of the Business Park;
- the proposed uses are compatible with existing and proposed uses in the surrounding area; and
- where a development is proposing facilities designed to accommodate a variety of separate uses, such as an industrial mall facility, no more than 50% of the total gross floor area of the development will be utilized for ancillary uses permitted in the Business Park designation.

Further, notwithstanding the policies for Business Parks outlined above, development within the Business Park designation adjacent to residential uses will be buffered from the industrial uses through requirements for setbacks, landscape strips, screening and other measures. In addition, parking lot lighting and signage will be directed away from residential uses and the design of the building roof will screen mechanical equipment from public view and adjacent residential properties.

Lands on the north side of Highway 2 are designated Traditional Industrial and are subject to Special Policy Area 7.3.6.5.19 for the South-East Woodstock Secondary Plan. Lands designated Traditional Industrial within areas subject to the South-East Woodstock Secondary Plan are intended for the development of a range of suitable sites for job creating employment uses that may require separation from sensitive land uses, may generate industrial emissions that require buffering and/or separation distances from other uses, and/or that require or may benefit from a location in proximity to Highways 401 and 403 and/or existing rail.

In addition to the uses permitted in Section 7.3.6 - Traditional Industrial Areas, utilities and public works uses, minor institutional uses such as police, ambulance and fire stations (subject to Section 7.4.3 of the Official Plan) and municipal parks and recreation facilities may also be permitted within the area subject to the Secondary Plan. Service commercial uses generally shall not be permitted and shall be directed to areas designated for such use.



In order to maintain the viability of Traditional Industrial Areas, City Council will exercise strict control over the amount of non-industrial activity permitted in such designations and will require that ancillary uses be located at or near the periphery of the industrial designation on arterial or collector roads.

All permitted uses within the Traditional Industrial designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

Development adjacent to a Provincially Significant Wetland shall be in accordance with the policy contained in Section 3.2.4.2.1 – Significant Wetlands and Section 3.2.6 – Environmental Impact Studies (EIS). Where an EIS or other appropriate study is required, such study shall be prepared in consultation with the Conservation Authority having jurisdiction and shall be approved by County Council and/or City Council.

New development and/or site alteration within and on lands within 50 metres (165 feet) of a woodlot or other significant environmental feature will require the preparation of an EIS in accordance with Section 3.2.6 which demonstrates that development will not negatively affect the natural features or ecological functions of the area.

The policies of the Official Plan also direct that Environmental Protection Areas include natural heritage features such as significant wetlands, significant habitat of endangered or threatened species, significant valleylands, significant woodlands, and significant life science areas of natural and scientific interest. Permitted uses within Environmental Protection Areas include passive recreational uses, minor additions to existing buildings, established agricultural activities on existing cleared areas, and other limited environmental uses. Development may be permitted in lands adjacent to an Environmental Protection Area provided an Environmental Impact Study is completed and demonstrates the potential development will not result in any loss of wetland functions, subsequent demand for future development which will negatively impact on existing wetland functions, conflict with existing site-specific wetland management practices, and result in no loss of contiguous wetland area.

#### [City of Woodstock Zoning By-law](#)

The subject lands are currently zoned Agricultural and Environmental Protection Zone 1 and 2 (EP1 and EP2) according to the City of Woodstock Zoning By-law.

A Zoning By-law Amendment is required to facilitate the proposed industrial subdivision. A Special General Industrial (M3-sp) zone is proposed for the area that is designated “Traditional Industrial” in the Official Plan. The proposed M3-sp zone would permit a wide variety of industrial uses in accordance with Section 19.1 of the Zoning By-Law, save for an adult entertainment parlour or a body rub parlour.

For the areas designated Business Park, a Special Prestige Industrial Zone (M1-sp) is proposed. The M1-sp zoning would permit a food processing plant, in addition to the industrial uses in Section 17.1 of the Zoning By-Law and provide for a reduced lot depth of 14 m for a lot or block adjacent to the MTO owned Highway 401 corridor.

Holding provisions are proposed to be included for the purpose of ensuring that the proposed industrial development on each site is compliant with the Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, and to ensure that the industrial use is consistent with the recommendations of the Provincial D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses. It is proposed that the holding provisions would be removed once compliance was demonstrated through a noise study or appropriate separation distances, dependant on the proposed industrial use to sensitive land uses.

Special Environmental Protection Zones (EP-1-sp) and (EP-2-sp) would be applied to the natural heritage features that have been identified through studies conducted through the East Woodstock Secondary Plan, Southeast Woodstock Secondary Plan, and for the proposed draft plan of subdivision. The proposed special provisions would implement a minimum 30 m setback for any development from the EP1 and EP2 zones.

### Agency Comments

The City of Woodstock Engineering Department (Development Division) provided conditions of draft approval regarding this proposal which are attached to this report for Council's consideration.

The City of Woodstock Parks Department provided the following comments:

- All buffer zones to remain in the ownership of the City of Woodstock to ensure proper access to the natural heritage feature for future maintenance.
- Additional access points to the natural heritage features are required to ensure maintenance vehicles have access to the natural heritage. These access points should be based on the topography and limits of access though the feature, example: two wooded areas divided by a marsh area, should have an access point at each wooded area so the marsh doesn't have to be crossed to access the further wooded area.

The County Public Works Department provided the following comments:

- a. Please forward comments from MTO for our records.
- b. Extensions of the municipal water distribution system and wastewater collection system are required to service the subject lands. The extension and installation of such "external" services through various future City/County construction contracts will be required. Funding/cost sharing between the City and County should be in accordance with County's Local Services Policy and Development Charges By-Law; associated budgeting/funding subject to County Council approvals.
- c. In collaboration with the City, various external servicing projects, as required for development of the Woodstock Northeast Secondary Plan Area (including subject property) have been identified in Oxford County's 2024 [Transportation](#) and [Water & Wastewater](#) Master Plans.
- d. Oxford County is currently undertaking a 2024 [Development Charges Background Study](#) to pass new development charge by-laws.

- e. Subdivision/site entrances and all related costs are considered local services and a direct developer responsibility. The County understands that the City will complete/lead construction of the proposed subdivision (secondary plan) entrances from Oxford Road 2 (including proposed roundabout at Oxford Road 2 and Oxford Road 55); it's assumed that the City will provisionally request reimbursement from benefitting developers (e.g. of westerly lands - #685691 Highway 2) for their share.
- f. The County understands that temporary easements on adjacent westerly lands will be required to facilitate installation, operation and maintenance of proposed forcemain and watermain traversing the adjacent lands i.e. infrastructure required to be functional for initial phases of the NE Secondary Plan/City's Industrial Park lands. Furthermore, MTO approval/permit will be required for W/WW crossings of Highway 401; easement acquisition from TMMC; etc. to facilitate installation of external servicing for the City's Northeast Industrial Park (and larger NE Secondary Plan lands). Other downstream W&WW system improvement projects, as required to service the NE Secondary Plan lands, will require collaboration between the City and County.
- g. It's understood that a storm sewer (outlet for proposed SWM wet pond, tentatively 1200mm diameter) is proposed on Oxford Road 2, discharging to a municipal drain (Anderson Drain) located approximately 0.5 km east of Blandford Road. What are the anticipated requirements/approvals (e.g. under Drainage Act) to discharge to this municipal drain? If available, please share comments from approval authorities (assume Township of Norwich Drainage; Grand River Conservation Authority).
- h. As typical, the County will review and approve proposed storm drainage works located within County road allowance. Unless otherwise confirmed, proposed storm sewer will be subject to approval and conditions of the County's CLI-ECA for a *Municipal Stormwater Management System* (ECA #071-SZ01).
- i. Proposed sanitary sewer infrastructure will be subject to approval and conditions of the County's CLI-ECA for a *Municipal Sewage Collection System* (CLI-ECA #071-W601).
- j. Proposed watermains will be subject to regulatory approvals (e.g. Form 1).
- k. Who would own/maintain the north leg of the proposed roundabout? Not sure what is typical. If County, does a block need to be delineated/put in County's name?
- l. Roles & responsibilities of the City and County (e.g. construction inspection requirements/services), for projects where City is proponent/developer, needs further review and confirmation. Subdivision agreement(s) are requested.

The Owner should be aware that the following County Public Works (PW) fees will be required throughout the subdivision planning/development process. Select referenced fees below are based on the current 2024 County Fees and Charges By-Law (subject to change). Fees, as applicable, will be based upon latest fees and by-laws at time of payment:

- Fee of \$9,500, per phase (includes development review/file management services, clearance fees, review fees for water & wastewater applications required at time of building permit for each lot, etc.)
- Fee for County water & wastewater capacity / hydraulic modelling review, \$500 (min.)
- Fee for Watermain Review and Regulatory approval – Form 1, \$1,200 (per phase)
- Fee for Sanitary sewer review, CLI-ECA process, \$1,200 (per phase)
- Fee for Storm sewer review (on County property), CLI-ECA process, \$1,200 (per phase)
- Fee for Sanitary forcemain review, CLI-ECA process, \$2,000 (per phase)
- Fee for Sanitary sewer pumping station review, CLI-ECA process, \$2,000 (per phase)

- Inspection fees (equal to 1.5% of the supply and installation cost for applicable water/sanitary/storm infrastructure to be installed and eventually assumed by Oxford County)
- Fee for Watermain inspection/commissioning (applicable for subdivision servicing and individual Block servicing at time of future Site Plan approval) – Site Plan actual cost or \$500 min, Subdivision < 25 lots \$1,500, >25 lots \$2,500 per Phase

The Upper Thames River Conservation Authority has indicated that the UTRCA, in cooperation with the Grand River Conservation Authority, has reviewed the background reports provided in support of this proposal and are satisfied that they have sufficient information to support the development concept, and that remaining concerns can be addressed through the finalized reports and conditions of draft approval. The UTRCA's comments and recommended conditions of draft approval are attached for Council's consideration.

The Grand River Conservation Authority provided comments indicating that they recommend that the subdivision application be deferred until the detailed comments are addressed to their satisfaction. The GRCA comments are attached for Council's consideration.

### **Planning Analysis**

The subject lands were originally designated for 'Business Park' and 'Traditional Industrial' use by OPA 113 in 2008, which implemented the East Woodstock Secondary Plan. OPA 268 in 2022 (Southeast Woodstock Secondary Plan) was adopted by Oxford County on April 13, 2022 and brought the lands within the urban boundary of Woodstock and implemented the land use designations as recommended in the East Woodstock Secondary Plan. The applicant proposes to amend the City's Zoning By-law to facilitate the development of an industrial draft plan of subdivision, as described previously in this report.

The proposed development of the lands for industrial subdivision purposes is consistent with the relevant policies of the Provincial Policy Statement (PPS) with respect to promoting economic development and competitiveness. Further, the proposal is considered to be an efficient use of existing, industrially-designated lands within a settlement area and the lands can be adequately serviced.

Through an integrated Environmental Assessment process, the City has prepared a number of studies in support of the proposal, including an Environmental Impact Study (EIS), a Functional Servicing Report (FSR), a Traffic Study and a Soils Report, Hydrogeological Assessment, Archaeological Investigation and Heritage Impact Assessment, and Cultural Heritage Evaluation Report. These reports, many prepared through the Secondary Plan process and through the Integrated Environmental Assessment process, evaluated potential options for servicing, storm water management and drainage, and impacts to existing natural heritage features and the preferred options have been carried forward in these planning applications. Appropriate conditions of approval have been included to ensure that these reports are finalized and accepted by the appropriate reviewing agency.

Regarding traffic, the subject lands will have access to Highway 2 through a proposed roundabout at the intersection of Highway 2 and Oxford Road 55 and the proposed Street D, with a second access (Street E) approximately 700 m to the east. No access east of the proposed roundabout

is proposed as per requirements from the Ministry of Transportation. There is a proposed access from Blandford Road from Street C, located 225 m north of Highway 2.

While the majority of the lands are designated Business Park and Traditional Industrial, a significant portion is designated Environmental Protection (EP). The designation of these areas reflects significant natural heritage features, including provincially significant wetlands that are present on the property. As part of the South East Woodstock Secondary Plan, additional environmental investigations and reports were prepared that supported the inclusion of additional Environmental Protection designations to implement the findings of environmental studies that were completed as part of the earlier Secondary Plan process. The proposed draft plan of subdivision does not propose any development within these features, and includes a 30 m buffer area to the industrial blocks. It is proposed that through the development of these blocks, updates to the Environmental Impact Studies will be prepared to demonstrate that the recommended 30 m buffer area remains suitable for the proposed use, building location and development of industrial uses to ensure that they will not negatively impact these natural features and areas. Planning staff recommend that the zoning of the EP areas include a minimum setback of 30 m to any EP zone, with further relief only contemplated through submissions of a zoning by-law amendment with a supporting Environmental Impact Study to justify the reduced setback.

Regarding the zoning of Blocks 3, 4, 5, 6, 7, 8 and 9 it is proposed that these blocks be developed for Traditional Industrial uses, in accordance with the provisions of the M3 Zone, save and except for an adult entertainment establishment or body rub parlour. Block 10 and 11 would be developed for Prestige Industrial Uses, including a food processing plant, in accordance with the Business Park designation, with special provisions being included to permit a reduced lot depth adjacent to the Highway 401 right of way. The reduced lot depths for these areas can be considered appropriate as it will apply to a small area of the plan and there will be sufficient flexibility for the City to create appropriately sized industrial parcels in this area.

The Planning Justification Report submitted with the application proposed Holding Provisions for the proposed industrial blocks to ensure that the proposed industrial uses (currently undetermined), are compliant with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" and the Ministry of Environment, Conservation and Parks Noise Guideline NPC-300. There are a number of sensitive land uses fronting on Highway 2, Blandford Road and Township Road 2 that could be negatively impacted by the permitted industrial uses. The purpose of the Holding Provisions would be to review a proposed industrial site plan for conformance with the D-6 Guidelines and where there is a concern that the use could negatively impact a sensitive use, require a noise study or other mitigation measures to demonstrate compliance with the guidelines. Once confirmation was received that the proposed industrial development would be compliant with the guidelines, the holding provision would be recommended to be lifted by City Council to enable the development to proceed. Planning staff are supportive of this approach as the identification and acceptability of required mitigation or design measures is unknown until a specific development and use is proposed for the lands.

The subject lands are located at the watershed boundary of the Upper Thames River Conservation Authority and the Grand River Conservation Authority, and as such, both CAs have jurisdiction relative to the development of the lands within their watershed boundary. Through the secondary planning process and integrated Environmental Assessment process it was determined that the GRCA would be the lead CA to review the supporting materials and studies associated with the proposed development.

The GRCA provided comments recommending that the draft plan of subdivision be deferred at this time to address the detailed comments raised in their comment letters. Planning Staff, City staff and the have reviewed the list of comments and have noted that the comments relate primarily to technical details, clarifications and details related to the detailed engineering design of the subdivision, rather than overall concerns with the development or land uses that are proposed through the draft plan. Accordingly, it is recommended that a condition of draft approval be included requiring the City to address the concerns raised by the GRCA in their letter through the detailed engineering design of the subdivision, and that a clearance letter from the GRCA be provided prior to final approval of any portion of the draft plan.

With respect to the proposed conditions of draft approval, the City of Woodstock originally expressed concern with conditions of approval relating to the process of confirming and allocating servicing capacity for the individual future sites within the industrial subdivision via the site plan approval process. County Public Works staff have reviewed the suggested modifications from the City of Woodstock and have indicated that they are agreeable to the revised wording of conditions #18 and #26. This wording has been included in the recommended conditions of draft approval (Attachment 6).

## **Conclusions**

Planning staff are satisfied that the proposed development is consistent with the policies of the PPS and is in keeping with the intent and purpose the Official Plan. As such, staff are satisfied that the application can be given favourable consideration. Agency comments have been addressed in the recommended conditions of draft approval, where appropriate and are provided for Council's consideration.

## **SIGNATURES**

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### **Report author:**

Original signed by \_\_\_\_\_  
Eric Gilbert, RPP, MCIP  
Manager of Development Planning

### **Departmental Approval:**

Original Signed By \_\_\_\_\_  
Gordon K. Hough, RPP  
Director of Community Planning

### **Approved for submission:**

Original Signed By \_\_\_\_\_  
Benjamin R. Addley  
Chief Administrative Officer

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## ATTACHMENTS

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- Attachment 1 – Plate 1, Location Map with Existing Zoning
- Attachment 2 – Plate 2, 2020 Aerial Map
- Attachment 3 – Plate 3, Draft Plan of Subdivision
- Attachment 4 – Comments from the Public
- Attachment 5 – Agency Comments
- Attachment 6 – Conditions of Draft Approval