

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 22-07-8 – Canfield Acres Inc.

RECOMMENDATIONS

1. That Oxford County Council approve Application OP 22-07-8, submitted by Canfield Acres Inc., for lands described as Part Lot 14, Concession 1, (East Oxford) in the City of Woodstock, to redesignate the site from Service Commercial to Traditional Industrial to facilitate the redevelopment of the subject lands for a manufacturing plant;
2. And further, that the necessary by-law to approve Amendment No. 286 be raised.

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to re-designate that portion of the subject lands currently designated 'Service Commercial' to 'Traditional Industrial' to facilitate the redevelopment of the site for a manufacturing plant.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan respecting employment land and traditional industrial uses and can be supported from a planning perspective.

Implementation Points

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 impact 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 August 2, 2022 and notice of public meeting was issued on September 29, 2022. As of the writing of this report, no concerns have been received from the public.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii			

DISCUSSION

Background

Owner: Canfield Acres Inc.
745858 Township Road 14, Woodstock, ON N4S 7V9

Applicant: Gestion Soprema Canada Inc.
1688 Jean-Berchmans-Michaud, Drummondville, QC J2C 8E9

Agent: Amy Boddy, R.J. Burnside & Associates Limited
35 Perry Street, Woodstock, ON N4S 3C4

Location:

The subject lands are described as Part Lot 14, Concession 1, (East Oxford) in the City of Woodstock. The lands are on the south side of Dundas Street, west of Oxford Road 4, and are municipally known as 1366 Dundas Street.

County of Oxford Official Plan:

Existing Designation:

Schedule "W-1"	City of Woodstock Land Use Plan	'Service Commercial'
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Proposed Designation:

Schedule "W-1"	City of Woodstock Land Use Plan	'Traditional Industrial'
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City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Special Highway Commercial Zone (C4-33)
Special General Industrial Zone (M3-14)

Proposed Zoning: Special General Industrial Zone (M3-14)

Proposal:

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to re-designate and rezone the northern portion of the site from Service Commercial and 'Special Highway Commercial Zone (C4-33)' to Traditional Industrial and 'Special General Industrial Zone (M3-14)' to facilitate the redevelopment of the subject lands for a manufacturing plant.

The applicants have submitted a traffic impact study, servicing report and stormwater management details in support of the proposed development.

The subject lands are approximately 8.2 ha (20 ac) in area, and contain an existing single detached dwelling and a number of former agricultural buildings that are proposed to be removed. Surrounding land uses include industrial uses and service commercial uses on Dundas Street.

Plate 1, Existing Zoning & Location Map, indicates the location of the subject site and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2021), provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Site Plan, provides the layout of the proposed building, parking and access

Comments

2020 Provincial Policy Statement

The 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 states that Settlement Areas will be the focus of growth and development.

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.

Further, Section 1.3.2.1 states 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.

In accordance with Section 1.2.6, major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated:

- There is an identified need for the proposed use;
- Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- Adverse effect to the proposed sensitive land uses are minimized and mitigated; and
- Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Further, Section 1.3.2.4 states that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Notwithstanding policy 1.3.2.4, lands within existing employment area may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation and subject to the following:

- There is an identified need for the conversion and the land is not required for employment purposes over the long term;
- The proposed uses would not adversely affect the overall viability of the employment area; and
- Existing infrastructure and public service facilities area available to accommodate the proposed uses.

Official Plan

The subject lands are designated 'Highway Commercial' and '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. The subject lands were designated Service Commercial through the East Woodstock Secondary Plan.

Section 7.3.1 provides that it is the strategic aim of the City to improve the economic strength of Woodstock, and meet the needs of existing, new and/or relocating Traditional Industrial Uses by designating industrial areas for this purpose.

Traditional Industrial areas include those lands that consist of existing industrial uses and lands which are planned for the full range of industrial-type activity including light, medium and heavy industrial uses. The policies of the Official Plan direct that City and County Councils shall ensure that there is sufficient land available to accommodate new industrial operations as well as the expansion and relocation of existing industrial operations within the Traditional Industrial designation.

Permitted uses within traditional industrial areas 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.

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.

Zoning By-law

The subject lands are zoned 'Special Highway Commercial Zone (C4-33)', which permits a wide variety of highway commercial type uses, with a number of special provisions relating to lot frontage, lot depth, lot area, lot coverage, front and rear yard depth, interior side yard width, minimum landscaped open space and minimum setback to the centreline of Dundas Street.

The 'Special General Industrial Zone (M3-14)' zone permits a variety of industrial uses, including a manufacturing plant.

Agency Comments

The City of Woodstock Parks Department indicated that an arborist's report will be required at time of site plan approval, including a landscaped plan and landscape cost estimate for the calculation of securities.

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

1. Municipal sanitary sewer and watermain are available on Dundas St. along the frontage of the subject property.
2. FSR: although the comments below may not directly impact the subject OPA/ZBA applications, we are flagging the concerns now so that they can be considered by the applicant and consultant for detailed design/site plan approval.
 - a. Section 4.2: pre-development runoff coefficients in the order of 0.50 for existing agricultural area seem high. We suggest lower coefficients be used unless there is reasonable justification provided for using 0.50.
 - b. Section 5.2: only catchment 101 drains to Dundas St. ditch in existing condition so the allowable release rate (5-year) should be 113 L/s, not 739 L/s (per Table 4) for post-development flow being directed to Dundas St. ditch. I.e., $UNC1 + 201 + Ext\ 1 < 113\ L/s$. This was discussed in meeting March 11, 2022.
 - c. As indicated in Section 5.2.1.2, a capacity analysis of the existing Dundas St. ditch will be completed at time of site plan approval.
3. TIS: although the comments below may not directly impact the subject OPA/ZBA applications, please provide clarification as required.
 - a. Section 3.5, Background Developments: it does not appear that traffic generated from the proposed developments on the west side of OR4 between the CN tracks and Parkinson Rd. was considered as previously discussed. How could this impact the conclusions/recommendations of the TIS?
 - b. We request that at time of site plan approval detailed design drawings be provided for the closure of the existing break in the Dundas St. median opposite the proposed truck right in, right out access.
4. If approved, site plan approval is required where servicing, grading, SWM, landscaping, site lighting, etc. will be reviewed in further detail. We note that based on the site concept plan drawing provided it appears the rear parking area has zero setback from the south and east property lines. Setbacks conforming to the zoning by-law should be provided.

The City of Woodstock Development Commissioner indicated that they support the applications.

CN Railway indicated that the owner will be required to install and maintain a chain link fence of minimum 1.83 m height along the mutual property line. The stormwater management facility must be designed to direct away all runoff waters from CN right of way including ditches, culverts and tracks.

Oxford County Public Works Department provided the following comments:

- Servicing plan should be revised for water services, which needs to be as per attached Drawing (Domestic and Fire Service Detail).
- For Sanitary service, a SAN MH should be placed at property line for maintenance purpose.
- Please provide location of water meter and backflow preventer in servicing plan.
- The length for the fire hydrant branch should be reduced as much as possible. An updated drawing with reduced length of fire hydrant branch shall be submitted.
- Further comments will be provided during site plan application.

City of Woodstock Council

Woodstock City Council recommended support of the proposed Official Plan amendment and approved the proposed zoning by-law amendment 'in principle', at the City's regular meeting of Council on October 20, 2022.

Planning Analysis

The application proposes to re-designate the northern portion of the site from Service Commercial to Traditional Industrial, and to rezone the northern portion of the site from 'Special Highway Commercial Zone (C4-33)' to 'Special General Industrial Zone (M3-14)' to facilitate the redevelopment of the site for a manufacturing plant.

The proposed applications for Official Plan amendment and Zone Change will provide an opportunity for new industrial development, and the re-designation and rezoning as proposed will ensure the entire parcel has a consistent designation and zoning and will allow for the maximum use of the property for industrial purposes. The subject property is located within an area characterized by industrial and highway commercial uses, and the proposed use is already contemplated on the southerly portion of the subject lands by the Official Plan.

The redesignation of the lands from Service Commercial to Traditional Industrial can be considered appropriate in light of the City's current adequate supply of service commercial lands identified in the most recent Phase I Comprehensive Review study which was adopted by County Council in April 2020. The lands will continue to be used for employment purposes.

Detailed matters such as lot grading, access, stormwater management, landscaping and servicing will be addressed through the site plan approval process, to the satisfaction of the City and County.

Conclusions

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan respecting industrial and employment uses. As such, staff are satisfied that the applications can be given favourable consideration.

SIGNATURES

Report Author:

Original Signed By _____
Eric Gilbert, MCIP, RPP
Senior Planner

Departmental Approval:

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

Approved for submission:

Original Signed By _____
Benjamin R. Addley
Interim Chief Administrative Officer

ATTACHMENTS

Attachment 1	Plate 1, Existing Zoning & Location Map
Attachment 2	Plate 2, Aerial Map (2021)
Attachment 3	Plate 3, Proposed Site Plan
Attachment 4	Official Plan Amendment No. 286