

**Woodstock City Council**  
**Public Planning Meeting Minutes**

Date: October 17, 2022  
 Time: 7:00 PM  
 Location: Council Chambers

A public planning meeting was held on the above captioned date commencing at 7:00 p.m. in Council Chambers. Members of Council and the public were present. Councillor S. Talbot chaired the meeting.

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**1. Declaration of Conflict of Interest - none**

**2. Planning Reports**

**2.a B22-63-8 ZN 8-22-14 - Application for Consent and Zone Change Broccolini Oxford Road Limited Partnership - 714914 Oxford Rd. 4**

The subject property is described as Lots 11 & 12, Concession 1 (East Oxford), formerly Township of Norwich, now in the City of Woodstock. The property is located on the east side of Oxford Road 4, between Highway 401 and the CN Railway ROW, and is municipally known as 714914 Oxford Road 4.

The application for zone change proposes to rezone the subject property from 'Development Zone (D)' to 'Special General Industrial Zone (M3-sp)' to facilitate a future industrial development with an increased maximum building height of 30.5 m (100'). The existing woodlands on the property are proposed to remain undisturbed, and will to be rezoned 'Environmental Protection1 Zone (EP1). It is anticipated that the noted woodlands will be conveyed to the City of Woodstock through the site plan approval process.

The application for consent proposes to sever a parcel for industrial purposes, with a frontage of 220.3 m (722.8 ft), depth of 302.22 m (991.5 ft) and area of 32.7 ha (80.8 ac), and retain a lot with a frontage of 319.2 m (1047 ft), depth of 215.9 m (705 ft), and area of 18.6 ha (45.98 ac) for similar use.

The applicant has also applied for private easements between the severed and retained lands, to permit stormwater to drain from the retained lands to a proposed stormwater management facility on the severed lands, and to permit a joint access on a private road.

The subject lands are approximately 51.3 ha (126.7 ac) in area, are currently vacant, and contain an existing woodlot in the southwest corner of the property. The lands were annexed into the City of Woodstock in January 2018 and were re-designated to Traditional Industrial via the adoption of OPA 268 on April 13,

2022. Surrounding land uses to the north and west are industrial lands, and uses to the east and south are agricultural land uses. Highway 401 forms the eastern boundary of the subject lands. The subject lands front on and have direct access to Oxford Road 4, which is identified as an arterial road in the Official Plan. The purpose of the application is to rezone the subject lands to facilitate the development of industrial uses on both the lands proposed to be severed and retained. The existing woodlot on the lands to be retained will remain undeveloped, and is proposed to be rezoned to 'Environmental Protection 1 (EP1)'.

The proposed development of the subject lands will provide an opportunity for new industrial development, and will implement the recently adopted Official Plan designation of the lands for industrial purposes. The lands to be severed and retained will be of sufficient area to accommodate future industrial uses, and the proposed drainage easement between the severed and retained lots will facilitate a shared stormwater management pond that will make the most efficient use of the vacant industrial land.

The proposed lots to be severed and retained will comply with the provisions of the MG zone, and the proposed special provision would permit a maximum building height of 30.5 m (100') for an industrial building. Planning staff are of the opinion that the proposed increased maximum height is appropriate for the proposed industrial development and will not impact any surrounding uses. Detailed matters such as lot grading, access, stormwater management, and servicing will be addressed through the site plan approval process, to the satisfaction of the City and County.

Planning staff recommend approval of the proposed zoning amendment, and recommend support of the proposed consent application, subject to the requested conditions from City and County staff.

This application was dealt with last. Chris Pidgeon, of GSP Group, made a presentation to Council on behalf of Broccolini Oxford Road Ltd. Partnership.

He explained that there were two separate driveways in the middle of the site, and it had been agreed that it would be a shared driveway between the two buildings. He further stated that the letter that was submitted by Melrose expressed concerns with timing and infrastructure impacts. He noted that there were no specifications further to this, but suspected it had something to do with MTO. He asked that Council ignore that complaint, and let them deal with MTO directly.

Councillor M. Schadenberg inquired what the plan for the building was, given that it would have a 100 ft ceiling--i.e., build first and lease it out, or build to specifications. C. Pidgeon responded that they were aware that cold storage was looking for space and they require high ceilings.

Councillor J. Acchione commented that 100 ft seemed like a big building. He asked if there were concerns with the fire department and insuring the building.

He also asked if they were working on a speculative basis as to who would occupy it. Tony Wodzicki, of 2680 Skymark Ave. Suite 800, responded that such facilities require significant height. He added that they are quite mechanized, and similar establishments exist in the Waterloo and Toronto regions. He noted that they were comfortable building it with regards to fire-related concerns.

2.b OP 22-07-8 ZN 8-22-08 - Applications for Official Plan Amendment and Zone Change - Canfield Acres Inc. 1366 Dundas St.

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.

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.

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.

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 it 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.

This application was dealt with first as per Chris Pidgeon's request.

2.c OP 22-13-8 ZN 8-22-10 - Applications for Official Plan Amendment and Zone Change - Hacienda Leasing Inc. - 1290 Dundas St.

The subject lands are described as Part Lot 23, Registered Plan No. 573, being Parts 13, 29 & 30, Reference Plan No. 41R-9971, in the City of Woodstock. The lands are located on the south side of Dundas Street, between Beard's Lane and Oxford Road 4 and are municipally known as 1290 Dundas Street, City of Woodstock.

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 subject lands from Traditional Industrial and 'General Industrial Zone (M3)' to Service Commercial and 'Special Highway Commercial Zone (C4-18)' to facilitate the expansion of an existing automobile dealership.

The subject lands have conditionally been severed through application B21-122-8 and are approximately 0.77 ha (3.2 ac) in area. The lands are proposed to be added to an existing automobile dealership with an overall lot size of 1.13 ha (2.8 ac). Surrounding land uses include industrial uses and service commercial uses on Dundas Street.

The application proposes to re-designate the subject lands from Traditional Industrial to Service commercial, and to rezone the site from 'General Industrial Zone (M3)' to 'Special Highway Commercial Zone (C4-18)' to facilitate a lot addition and an expansion of an existing automobile dealership.

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of lands and services within a settlement area.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands, Planning staff have relied on the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 20 year planning horizon.

Based on the Hemson report, Planning staff have determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, staff are satisfied that re-designating the subject lands for service commercial purposes will not impact the City's availability of manufacturing-based employment lands.

The proposed applications for Official Plan amendment and Zone Change will provide an opportunity for an expansion of an existing automobile dealership, and the re-designation and rezoning, as proposed, will ensure that the newly enlarged lot approved through consent application B21-122-8 has a consistent designation and zoning. The subject property is located within an area characterized by industrial and highway commercial uses.

With respect to the Official Plan policies regarding the conversion of traditional industrial land, planning staff are of the opinion that the policy criteria can be satisfactorily addressed. The land proposed to be designated Service Commercial can be considered a compatible land use with the remaining Traditional Industrial lands, and an adequate supply of unconstrained and immediately serviceable industrial land in proximity to major transportation facilities will continue to exist.

The proposed zoning will ensure that the subject lands have a consistent zoning with the lands to which they will be merged, and the proposed lot to be severed, lot to be retained, and lot to be enlarged will continue to be compliant with the relevant zone provisions.

Detailed matters such as lot grading, stormwater management, landscaping and servicing will be addressed through the site plan approval process, to the satisfaction of the City. Approval of the requested Official Plan amendment and zone change are conditions of provisional consent.

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 service commercial lands and employment uses. As such, staff are satisfied that the applications can be given favourable consideration.

2.d [ZN8-21-18 - Application for a Zone Change 2843698 Ontario Inc. - 816 Devonshire Ave.](#)

The subject lands are legally described as Lot 1, Plan 1115, City of Woodstock. The lands are located on the south side of Devonshire Avenue, between Brompton Avenue and Leinster Street and are municipally known as 816 Devonshire Avenue.

The application for zone change proposes to rezone the subject property from 'Residential Zone 1 (R1)' to 'Special Residential Zone 3 (R3-47)' to permit a development consisting of 6 townhouse dwelling units to the rear of an existing single-detached dwelling (to remain on the same lot) with a frontage of 19.8 m (65 ft).

The subject lands are approximately 3,792 m<sup>2</sup> (40,816.7 ft<sup>2</sup>) in area and currently contain a single detached dwelling. The lands were recently subject of a boundary adjustment application (B21- 61-8) to organize and enlarge the subject lands for the proposal made in this application. An area of approximately 740 m<sup>2</sup> (7,965.3 ft<sup>2</sup>) was conditionally added to the subject lands from the property immediately to the west. The retained lands from that application contain a single detached dwelling. Surrounding land uses are predominantly single-detached dwellings, with Brompton Park located to the south-east.

The purpose of the application is to rezone the subject lands to facilitate the development of 6 townhouse units and retain one single detached dwelling on the subject lands.

The applicant has requested that this application be deferred to allow for more time to review and consider modifications to the site plan. In light of the foregoing analysis, Planning staff recommend deferral of the application.

Councillor S. Talbot asked J. Miller about his thoughts on the correspondence received. J. Miller was not familiar with the specifics of the previous application and why it was turned down. This application, from a planning staff perspective, seems to be generally in line with what planners like.

Councillor M. Schadenberg, referring to plate 3, noted that the existing house would stay the same and asked how the driveway would work. J. Miller responded that the driveway for shared parking is 6.7 m but for a single dwelling, it would need to be 3 m wide.

Councillor T. Poetter asked if there is consideration for a 6 unit building exiting onto Devonshire. J. Miller responded that there were not any concerns with regards to traffic congestion.

Councillor S. Talbot asked when the application would be brought back for consideration. J. Miller stated that the applicant had not indicated what his timelines were, and would therefore wait for them to let planning staff know.

2.e [ZN8-22-06 Application for Zone Change - Kyjo Steel Inc. 140 Bysham Park Drive](#)

The subject lands are described as Part Block 2, Plan M-73, designated as Parts 1 and 2 41R-9242 in the City of Woodstock. The lands are located on the northeast corner of Seagrave Road and Bysham Park Drive and are municipally known as 140 Bysham Park Drive.

The application for zone change proposes to rezone the subject lands from 'Special General Industrial (M3-3)' to 'Special General Industrial (M3-2)' to facilitate a recently approved boundary adjustment whereby the subject lands

were severed and added to the lands to the immediate north via Consent Application B22-37-8. The zone change will eliminate the split zoning on the lands and facilitate future development of the newly enlarged parcel.

The whole of the lands to be severed and enlarged, resulting from the above-noted consent application, have an approximate area of 1.5 ha (3.8 ac), and the lands to be rezoned make up 0.31 ha (0.76 ac) of the total parcel. The subject lands contain an industrial building and office.

This application serves to satisfy a condition of consent required by the City of Woodstock to place the lands into a single, appropriate zone.

Surrounding land uses consist of existing industrial uses.

The application for zone change proposes to rezone the subject lands to a similar zoning as the lands to the immediate north. As noted, the subject lands were added to the larger parcel to the north via a recently approved consent application. The proposed zoning will eliminate the split zoning of the lands and ensure that consistent provisions are applied to the 'new' lot that has been created by the recent boundary adjustment.

Planning staff are of the opinion that the proposed zone change is consistent with the PPS policies and is in keeping with the Official Plan policies as they relate to industrial uses.

Staff are satisfied that no zoning deficiencies were created through the lot addition and that both the enlarged and retained lots will have adequate space to accommodate parking, setbacks, landscaping and proper drainage. Further, staff are satisfied that both the lots to be retained and enlarged meet the relevant provisions of their respective zones (M3-2 and M3-3) regarding lot frontage, lot area and setbacks. This application allows an existing industrial use to continue and expand its operation in-keeping with the relevant policies of the Official Plan.

In light of the foregoing, staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan, and can be given favourable consideration. Approval in-principle is required until mapping staff receive the information required to complete the schedule mapping for the zoning by-law.

Councillor J. Acchione inquired about what the biggest difference between an M32 and M33 was. J. Miller responded that the difference rests in general industrial uses. He explained that the zoning allows for both, but the distinction was being made now for the purpose of cleaning it up.

**No action is taken on these items at this meeting**

### **3. Adjournment**

Moved by Councillor T. Poetter

Seconded by Councillor J. Acchione

That the meeting be adjourned at 7:35pm.

Carried