

To: Mayor and Members of City of Woodstock Council

From: Avery Johnson, Student Development Planner, Community Planning

Application for Consent B25-65-8 – Criscott Properties Ltd

REPORT HIGHLIGHTS

- The intent of the application for consent is to sever an existing woodlot from an existing industrial development on the subject lands.
- The proposed lot to be severed will be approximately 1.5 ha (3.7 ac) in area. No new development is proposed to these lands as part of this application.
- Planning staff are recommending approval of the application, as the proposal is consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan.

DISCUSSION

Background

APPLICANT/OWNER: Criscott Properties Ltd (c/o Cristian Gheorghiu)
243 Malvern Road, Burlington, ON L7N 1B6

LOCATION:

The subject lands are described as Parcel 17-17, Section East Oxford-2 Part Lot 17, Concession 2, designated as Part 4, 41R-833 (East Oxford) subject to an easement in favour of the Corporation of Oxford over Part 1, 41R-3143 as in LT23158 in the City of Woodstock. The lands front onto the south side of Juliana Drive, lying between Springbank Avenue and Longworth Lane, and are known municipally as 980 Juliana Drive.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1” City of Woodstock Land Use Plan

Business Park

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Restricted Industrial Zone (M2)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Juliana Drive)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	1.5 ha (3.7 ac)	1.8 ha (4.5 ac)
Frontage	133 m (436.3 ft)	153 m (502 ft)
Average Depth (approx.)	114 m (374 ft)	108 m (354.3 ft)

The intent of the application for consent is to create one new 1.5 ha (3.7 ac) lot encompassing the existing woodlot and retain one 1.8 ha (4.5 ac) lot for continued industrial use. The lands to be retained contain an industrial building (Stonex Granite and Quartz) and associated parking and loading spaces. The lands to be severed are wooded, no new development is being proposed to these lands as part of this application.

Surrounding land uses include commercial uses to the west, and industrial uses to the north, east, and to the south, on the opposite side of Highway 401 which is located adjacent to the southerly boundary of the subject lands.

Plate 1, Location Map with Existing Zoning, shows the location of the lot to be retained and the lot to be severed and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020 Air Photo), provides an aerial view of the lot to be retained and the lot to be severed and other lands in the immediate vicinity.

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

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The Provincial Planning Statement is a policy statement issued under Section 3 of the Planning Act requiring that decisions affecting a planning matter shall be consistent with policy statements issued under the Act. The following is a list of policies that have been considered in the review of the application.

Section 2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development. Further, land use patterns within Settlement Areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and,
- e) are freight supportive.

This section also establishes that general intensification and redevelopment to support the achievement of complete communities shall be supported.

Section 2.8, Employment, directs that economic development and competitiveness shall be supported by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and consider the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and,
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

OFFICIAL PLAN

The subject property is located within the 'Business Park' designation according to the City of Woodstock Land Use Plan, as contained in the Official Plan. Section 7.3.5 establishes that lands within the Business Park designation are intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned business park setting.

The Business Park designation permits light industrial uses that involve assembly, fabrication, distribution, packaging, storage and manufacturing within enclosed buildings, business support services, technological industries and office uses. The permitted uses in this designation will comply with the Environmental Resource Protection policies contained in Section 3.2 of the Official Plan.

CITY OF WOODSTOCK ZONING BY-LAW

The subject lands are zoned 'Restricted Industrial (M2)' according to the City's Zoning By-law. The 'M2' zone permits a wide range of light industrial uses, including a manufacturing plant, packaging plant, automobile service station, and warehouse.

The proposed severed and retained parcels appear to meet the relevant zoning provisions set out in Section 18 of the City's Zoning By-law, including the minimum lot area, frontage, and depth requirements.

AGENCY COMMENTS

The Oxford County Public Works Department, Upper Thames River Conservation Authority, and Hydro One indicated they had no comments respecting the consent.

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

- The applicant shall familiarize themselves with any tree removal requirements or prohibitions prior to future development of the severed land.
- If approved, please include the following conditions:
 - a. The Owner provides 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 an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
 - b. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
 - c. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
 - d. If approved, a condition of severance shall be that the Owner enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.

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

- Municipal sanitary sewer and watermain are available on Juliana Drive.
- If approved, site plan approval will be required where servicing, grading, drainage, landscaping, lighting, etc. will be reviewed in further detail.
- The conveyance of a road widening was considered but is not available (existing ROW is 26m).
- I have reviewed existing legal plans (attached) related to the subject property and do not see the presence of a 1-foot reserve along Juliana.
- We note that the lot to be retained is subject to an easement in favour of the County, presumably for the existing watermain along the east side of the property.
- If approved, please include the following condition:
 - a. The Clerk of the City of Woodstock shall advise the Secretary Treasurer of the Land Division Committee that all requirements of the City have been complied with.

The City of Woodstock Parks and Forestry provided the following comments:

- If approved, at the time of site plan application an arborist report, landscape plan and landscape cost estimate will be required. Please note that the City's Parks and Forestry Department considers the lands to be severed a woodlot, and the woodlot is not permitted to be removed according to the City's tree protection by-laws.
- If approved, please include the following condition:
 - a. Prior to development taking place, the Owner shall provide tree compensation plan, to be reviewed and approved by the City Parks and Forestry Department.

PUBLIC CONSULTATION

Notice of Public Meeting regarding the application was provided to surrounding property owners in accordance with the requirements of the Planning Act on May 4, 2026. As of the date of the writing of this report, no comments had been received.

Planning Analysis

The purpose of the application for consent is to create one new vacant industrial lot and retain one lot for continued industrial use.

With respect to the PPS, the proposal is consistent with the intensification and redevelopment policies as the application is considered an efficient use of land and municipal infrastructure within a serviced settlement area.

With respect to the relevant Official Plan policies for Business Park areas, staff are of the opinion that the proposal is consistent with the intent of these areas which are planned for low intensity, industrial, technological, office and business support uses. The area surrounding the subject property is characterized by a variety of lot sizes and shapes; the proposed severed and retained lots are compatible with other lots and development in the area in this regard.

For Council's information, the woodlot on the lands to be severed is considered a non-ecologically important woodland within the Oxford Natural Heritage System Study. The Official Plan identifies environmental impact study as a requirement for development or site alteration within or adjacent to significant woodlands; however, this site is not identified as a significant woodland, and no development is proposed on the lands to be severed. The City's Parks and Forestry Department considers the lands to be severed a woodlot, and the woodlot is not permitted to be removed according to the City's tree protection by-laws, unless compensation for any removals are provided to the satisfaction of the City Parks and Forestry Department.

The proposed consent will not jeopardize the existing and planned uses of the subject lands, or other commercial and industrial uses in the vicinity.

In light of the foregoing, Planning staff support the application for consent and recommend it be approved.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the Official Plan, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. The Owner must 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 an easement 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 of Woodstock regarding the installation of services and drainage facilities.**

3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes, building setbacks and parking area setbacks, to the satisfaction of the City of Woodstock.
4. The Owner shall enter into a severance agreement with the City of Woodstock for the severed lands, including any requirements for tree compensation for any future development. The severance agreement shall be registered on title by the owner as a first encumbrance.
5. 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

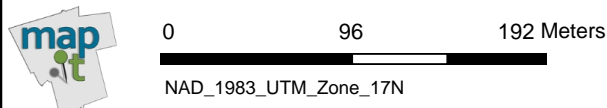
Authored by:	<i>“Original signed by”</i>	Avery Johnson Student Development Planner
Reviewed by:	<i>“Original signed by”</i>	Justin Miller Development Planner
Approved for submission:	<i>“Original signed by”</i>	Eric Gilbert, RPP, MCIP Manager of Development Planning



Legend

- 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



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

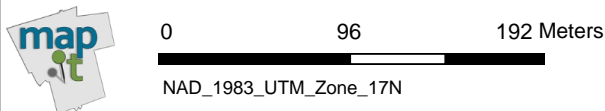
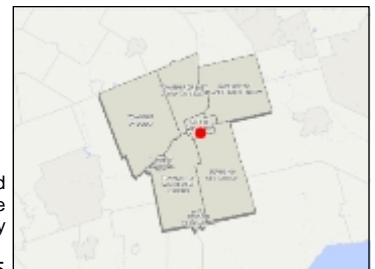
November 3, 2025



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
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Notes



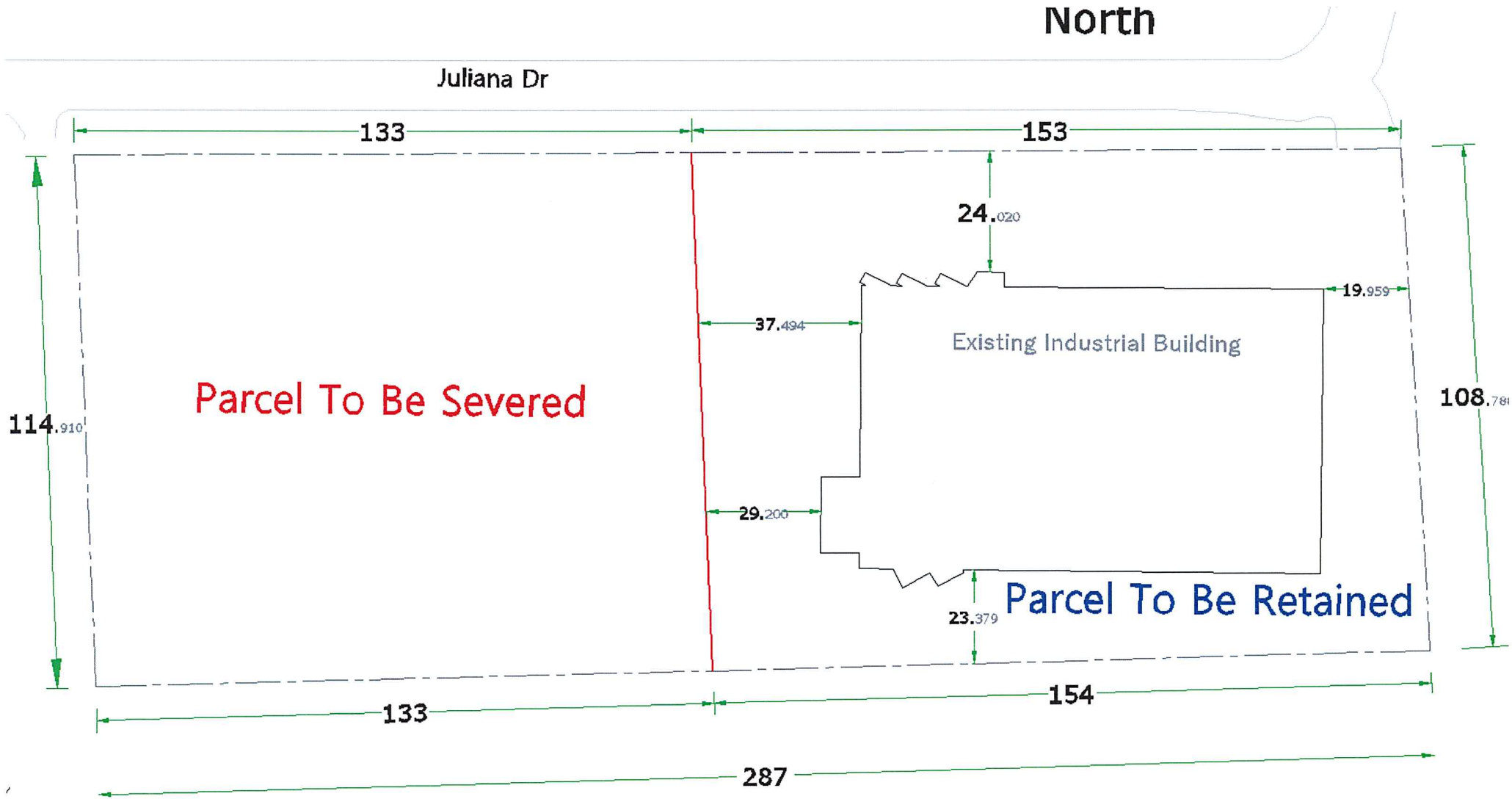
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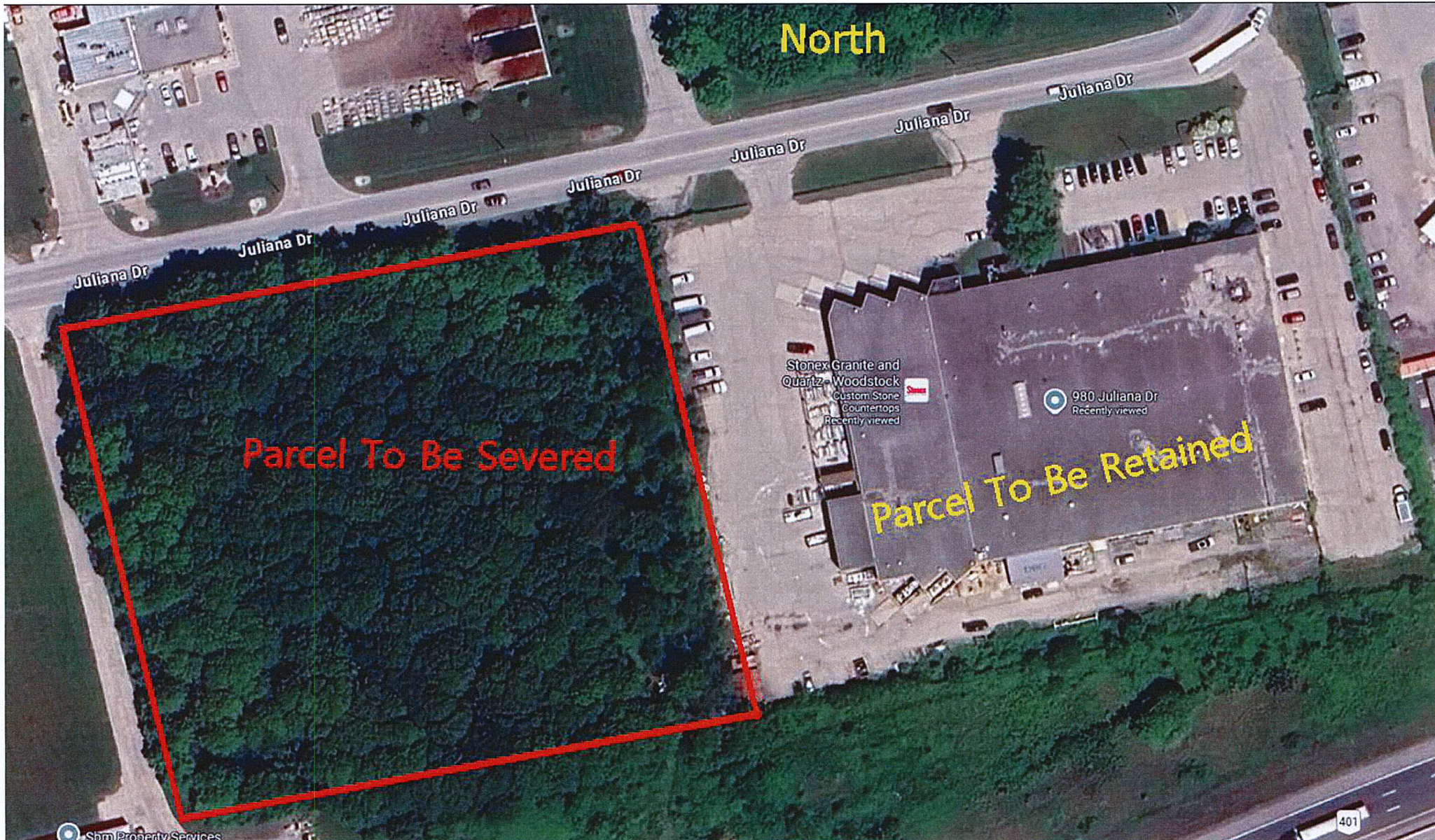
November 3, 2025

Plate 3: Applicant's Sketch

File No.: B25-65-8 (Criscott Properties Ltd)

Parcel 17-17, Section East Oxford-2 Part Lot 17, Concession 2, designated as Part 4, 41R-833 (East Oxford) subject to an easement in favour of the Corporation of the County of Oxford over Part 1, 41R-3143 as in LT23158; 980 Juliana Drive, City of Woodstock





North

Juliana Dr
Juliana Dr
Juliana Dr
Juliana Dr

Juliana Dr
Juliana Dr

Juliana Dr

Stonex Granite and
Quartz - Woodstock
Custom Stone
Countertops
Recently viewed

980 Juliana Dr
Recently viewed

Parcel To Be Severed

Parcel To Be Retained