

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent B26-38-8 – 1001295663 Ontario Inc.

REPORT HIGHLIGHTS

- The application for consent proposes to sever one new industrial lot and retain an industrial lot in the City of Woodstock.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan respecting industrial uses.

DISCUSSION

Background

OWNERS: 1001295663 Ontario Inc. c/o Brooke Hayward
15 Adi Dassler Way, Paris ON N3L 0B9

APPLICANT: Arcadis Professional Services (Canada) Inc. c/o Jeff Henry
420 Wes Graham Way, Suite 106, N2L 0J6

LOCATION:

The subject lands are described as Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R-6490, in the City of Woodstock. The lands are located on south side of Juliana Drive between Norwich Avenue and Springbank Avenue and are currently not municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'W-1'	City of Woodstock Land Use Plan	Traditional Industrial with special policies
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Proposed: 'Special Traditional Industrial Zone (M3-52)'

SERVICES: municipal sanitary and water.

ROAD ACCESS: paved, municipal road (Juliana Drive)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	4 ha (9.8 ac)	6.6 ha (16.3 ac)
Frontage	171.9 m (564 ft)	318.2 (1,044 ft)
Depth	201.9 m (662.4 ft)	210.4 m (690.3 ft)

The purpose of the application for consent is to sever four industrial buildings (two per lot) that are currently under construction. The proposed development was recently approved by City and County Councils through OP26-03-8 and ZN8-26-02.

Surrounding land uses are a mix of commercial and industrial uses. The southern lot line of the subject lands is adjacent to Highway 401.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025), provides an aerial view of the subject lands and surrounding area.

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

Application Review

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.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and 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.

Section 2.8,1.1 of the PPS indicates that planning authorities shall promote economic development and competitiveness 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 take into account 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.

Section 3.3.2 indicates that major goods movement corridors (like Highway 401) shall be protected for the long term. Section 3.3.3 indicates that new development on adjacent lands to existing or planned corridors should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize or mitigate negative impacts on and adverse effects from the corridor.

OFFICIAL PLAN

The subject property is located within the Traditional Industrial designation according to the City of Woodstock Land Use Plan. The Traditional Industrial designation is planned for the full range of industrial activity. Permitted uses include assembling, manufacturing, fabricating, processing, repair and recycling activities, environmental industries, warehousing, distribution, indoor and outdoor storage facilities, construction uses, utilities, transportation and storage use and research and technological service industries. The subject lands also contain a special policy area that excludes a cartage express or truck terminal, a concrete batching or mixing plant, a feed mill or flour mill or a grain elevator as permitted uses.

ZONING BY-LAW

The subject lands are zoned Special General Industrial (M3-52) according to the City's Zoning By-law. The M3-52 Zone permits all of the uses within the M3 Zone except for a cartage express or truck terminal, a concrete batching or mixing plant, a feed mill, a flour mill or a grain elevator. The excluded uses are intended to avoid conflicts with adjacent Regional Commercial uses. The site-specific zone also establishes special provisions for setbacks for parking areas and interior side yard widths.

Agency Comments

The Oxford County Public Works Department provided the following comments:

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. Both 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.

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

If approved, please include the following conditions in the Notice of Decision for Consent.

- 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.
- If approved, a condition of severance shall be that the Owner submit a recent survey prepared by an OLS to confirm lot sizes
- If approved, a condition of severance shall be that 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.
- If approved, a condition of severance shall be that the Owner agrees to satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on September 17, 2026 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 application for consent is to sever a lot for industrial purposes. The proposed severance is intended to create two lots with two industrial buildings per lot. The City of Woodstock and County of Oxford recently approved an official plan amendment and zone change (OP26-03-8 and ZN8-26-02) to support the proposed development on the subject lands.

With respect to the PPS, the proposal is consistent with the policies of the PPS. Specifically, the proposal is an efficient use of land, optimizes existing infrastructure and is freight supportive by virtue of its location adjacent to the Highway 401 corridor which is optimized for freight as a goods movement corridor. Further, in support of the PPS, the proposal increases the range of employment uses to meet the long-term needs of the City and County in a way that is compatible with surrounding land uses. The proposal also supports the objectives of the PPS by facilitating development that is compatible with and supportive of the long-term purpose of the Highway 401 corridor as a goods movement corridor.

With respect to the relevant Official Plan policies for Traditional Industrial areas, staff are of the opinion that the proposal complies with the policies of the official plan as amended by OP26-03-8 at County Council on August 12, 2026.

The location of the proposed/initiated buildings on the subject lands appears to comply to the zone provisions of the M3-52 Zone, and City Building staff have not identified any compliance issues. Both the proposed severed and retained lands exceed the minimum zone provisions and are of adequate size to support contemporary industrial uses. The proposed consent will not result in negative impacts to surrounding uses, and City and County staff previously reviewed the proposal with respect to concerns about traffic, stormwater and servicing as part of the OPA/ZBA applications and will continue to review these details through the site plan control process.

Planning staff are of the opinion that the proposed severance is 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

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the Policies of the County of Oxford Official Plan and the subject property is appropriately zoned, 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 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 to the satisfaction of the City of Woodstock.**
- 4. 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. Both 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.**
- 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.**

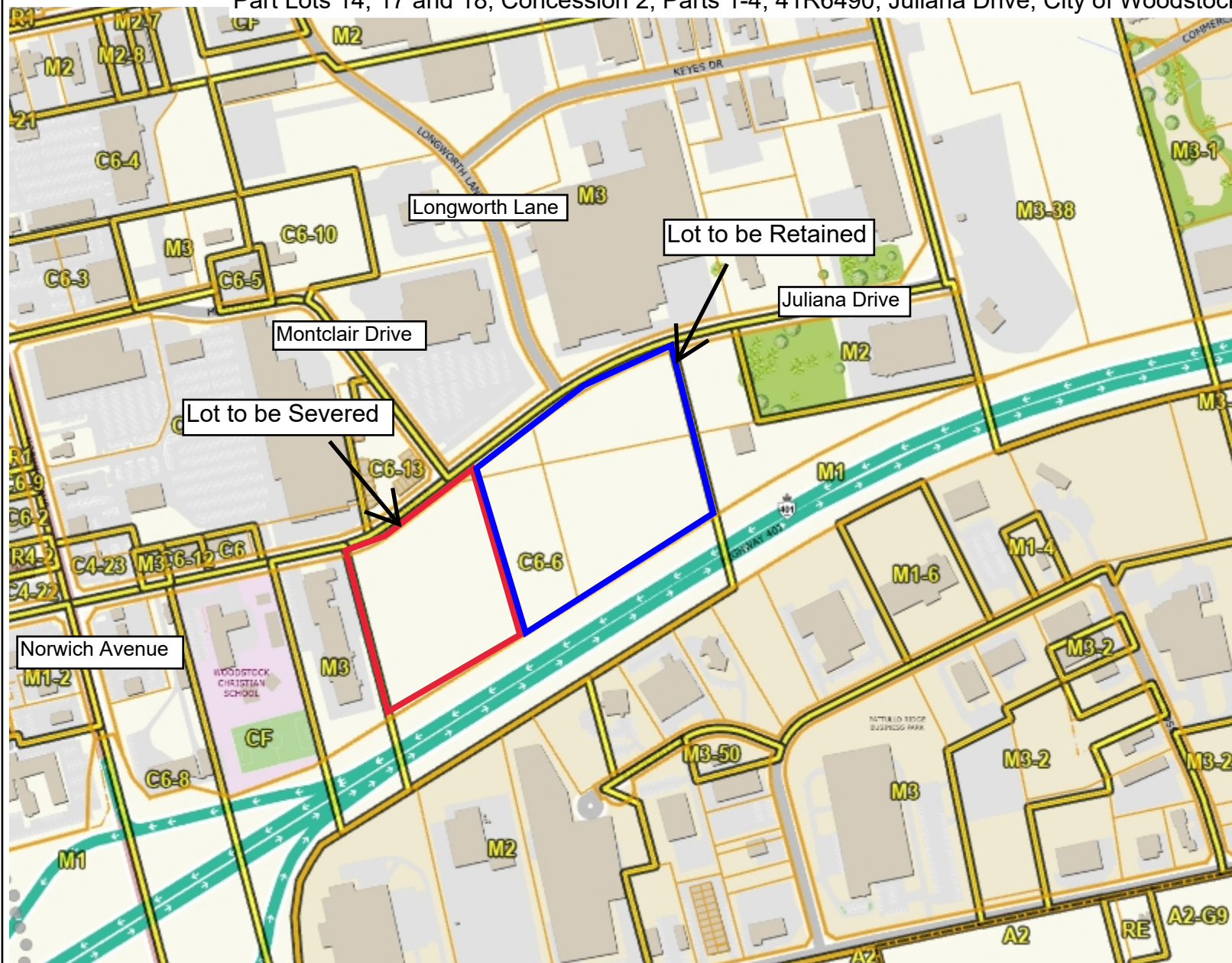
SIGNATURES

Authored by: *"Original Signed by"*

Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- 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



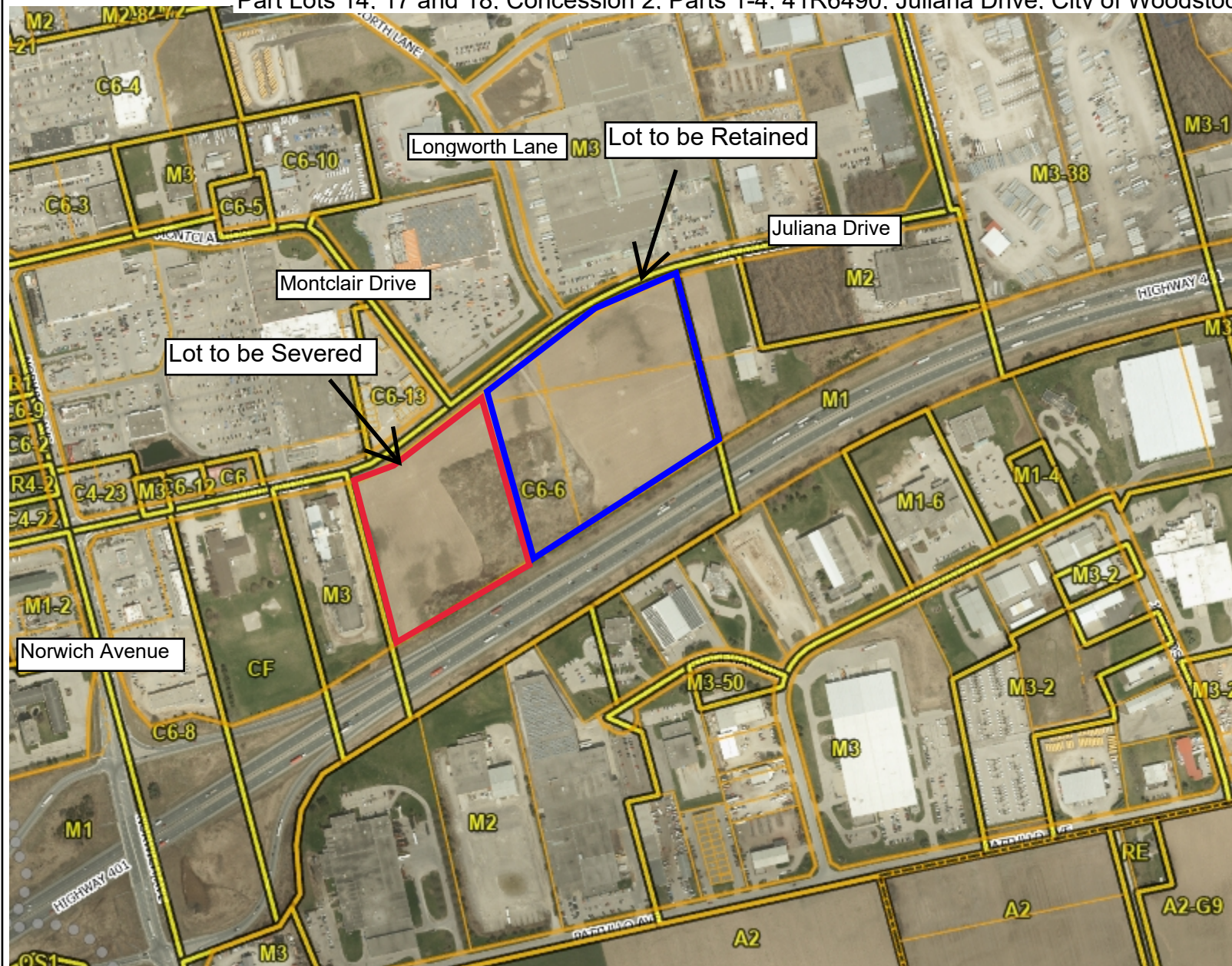
0 192 383 Meters

NAD_1983_UTM_Zone_17N



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

August 20, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
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August 20, 2026

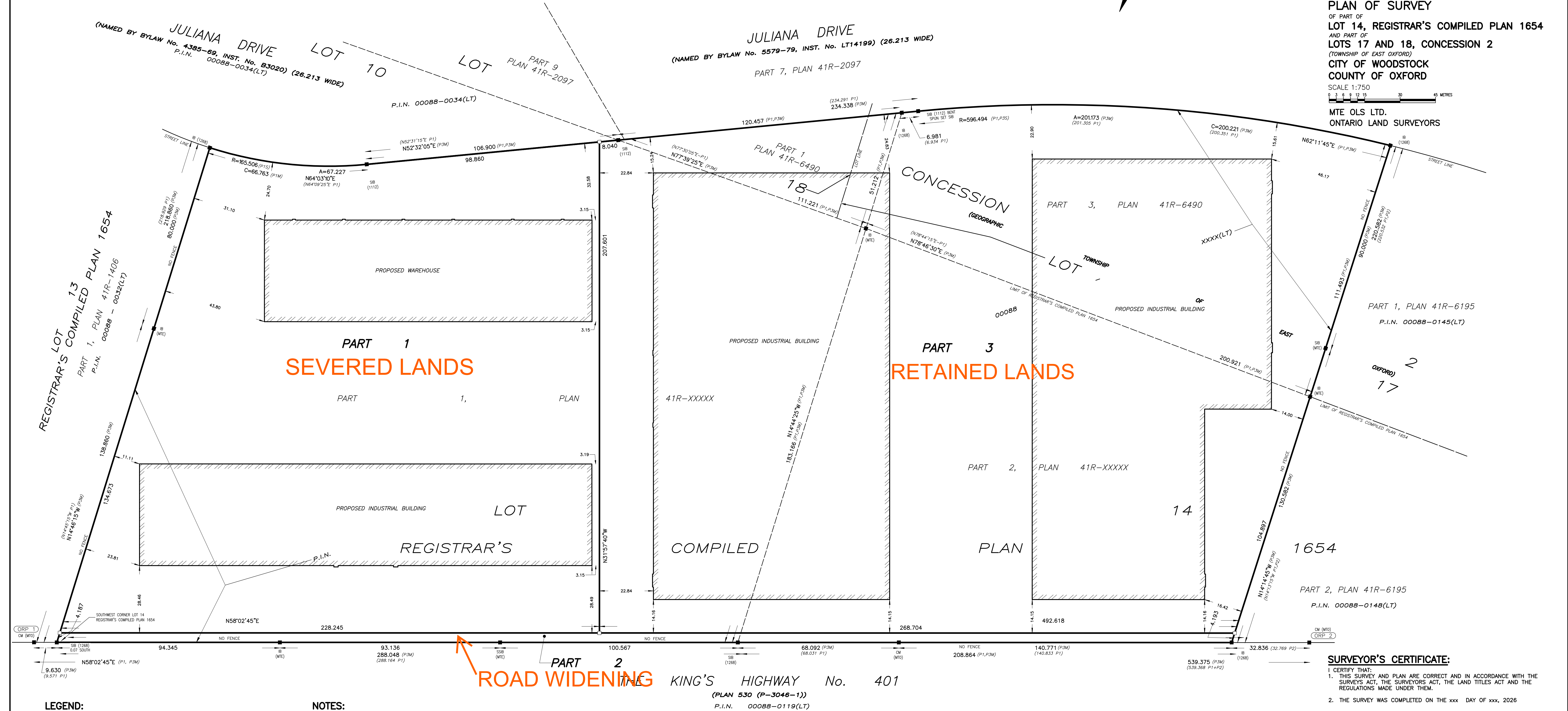
Plate 3: Applicant's Sketch
File No.: B26-38-8 (1001295663 Ontario Inc.)
Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490; Juliana Drive, City of Woodstock

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 41R- RECEIVED AND DEPOSITED	
DATE _____		DATE _____	
JEREMY C.E. MATTHEWS O.L.S.		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (No. 41)	

PART SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	14	REGISTRAR'S COMPILED PLAN 1654	ALL OF 00088-XXXX (LT)
2		REGISTRAR'S COMPILED PLAN 1654	ALL OF 00088-XXXX (LT)
3	17 AND 18	CONCESSION 2	ALL OF 00088-XXXX (LT)

PARTS 1 TO 3 COMPRISE ALL OF P.I.N. 00088-XXXX (LT)

PLAN OF SURVEY
OF PART OF
LOT 14, REGISTRAR'S COMPILED PLAN 1654
AND PART OF
LOTS 17 AND 18, CONCESSION 2
(TOWNSHIP OF EAST OXFORD)
CITY OF WOODSTOCK
COUNTY OF OXFORD
SCALE 1:750
0 3 6 9 12 15 30 45 METRES
MTE OLS LTD.
ONTARIO LAND SURVEYORS



- LEGEND:**
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - M DENOTES MEASURED
 - S DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
 - P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
 - (LT) DENOTES LAND TITLES
 - MTE DENOTES MTE OLS LTD.
 - MO DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
 - 1112 DENOTES A.M. MCKENZIE, O.L.S.
 - 1268 DENOTES T.H. BROOKS, O.L.S.
 - P1 DENOTES PLAN 41R-6490
 - P2 DENOTES PLAN 41R-6195
 - P3 DENOTES PLAN 41R-XXXX (OUR PLAN)

NOTES:

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORPs)		
UTM ZONE 17, NAD83 (ORIGINAL) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4773319.614	521797.571
ORP 2	4773604.956	522255.037

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996059.

FOR BEARING COMPARISON, A COUNTER CLOCKWISE ROTATION OF 0°11'45" HAS BEEN APPLIED TO PLAN 41R-6195 AND 41R-6490 TO CONVERT TO GRID BEARINGS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE xxx DAY OF xxx, 2026

DATE _____ JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER: V#



MTE MTE ONTARIO LAND SURVEYORS LTD.
1061 HARGREAVE ROAD
LONDON, ONTARIO, N6E 1P6
TEL: (519) 204-6510

Drawn: C. JANSSEN / B.CHITTY	Checked: J. MATTHEWS, OLS	Project Number: 61428-002-R1.1
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