

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent B26-13-8 – Thames Valley District School Board

REPORT HIGHLIGHTS

- This application for consent proposes to convey a parcel of land from one property zoned Restricted Industrial Zone (M2) to an adjoining property zoned Restricted Industrial (M2) to provide additional lands to an existing industrial use. The lands to be retained contain an education centre, the lands to be severed are vacant, and the lands to be enlarged contain a manufacturing business.
- It is proposed that approximately 5,726 m² (61,636.2 ft²) of land will be conveyed from the subject lands to the adjoining industrial property, resulting in a total enlarged parcel area of 3.1 ha (7.8 ac).
- Planning staff recommend approval of the application subject to conditions, including the approval of an official plan amendment, as it is generally consistent with the Provincial Planning Statement (PPS).

DISCUSSION

Background

OWNER/APPLICANT: Thames Valley District School Board
951 Leathorne Street, London, ON N5Z 3M7

AGENT: 1377443 Ontario Inc.
873 Devonshire Road, Woodstock ON N4S 5R9

LOCATION:

The subject lands are legally described as Lot 1, Plan 1126 and Parts of Lots 3-4, Part 3, 41R5478 in the City of Woodstock. The lands front on the east side of Blossom Park Road, lying between Leinster Street and Industrial Avenue and are known municipally as 391 Blossom Park Road.

OFFICIAL PLAN:

Schedule "W-1" City of Woodstock Land Use Plan Residential

Schedule "W-3" City of Woodstock Land Use Plan

Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Restricted Industrial Zone (M2)

EXISTING USE OF SUBJECT PROPERTY:

Lot to be severed: Vacant land (mowed grass)
Lot to be retained: Education centre (school)
Lot to be enlarged: Manufacturing business

ACCESS: Paved municipal road (Blossom Park Road)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	5,726 m ² (61,636.2 ft ²)	9,198 m ² (99,009.7 ft ²)	25,743 m ² (277,104.4 ft ²)
Frontage	54.4 m (178.6 ft)	82 m (269 ft)	93 m (305.1 ft)
Depth	100 m (328.1 ft)	90 m (295.3 ft)	227 m (744.7 ft)

The purpose of the application is to sever lands and add them to an existing lot immediately to the east. The retained lands contain an education centre (school) and the benefitting lands (lot to be enlarged) contains a manufacturing business. The lands to be severed are vacant and are currently utilized as mowed lawn to the east of the school. Once merged with the manufacturing business, the resulting lot will be approximately 3.1 ha (7.8 ac).

Surrounding land uses are generally industrial uses to the north and east with residential uses to the south and west.

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 (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the parcel to be conveyed and lot to be retained.

Application Review

2024 Provincial Planning Statement (PPS)

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 it is not intended to be an exhaustive list.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

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.

Official Plan

The subject lands (lands to be severed, retained and enlarged) are designated Traditional Industrial and Low Density Residential in Oxford County’s Official Plan. The lands to be retained and severed, containing the education centre and mowed grass, are designated Low Density Residential, and the lands to be enlarged are designated Traditional Industrial.

Lands designated Traditional Industrial uses 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. 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 uses and research and technological service industries.

Lands designated for Low Density Residential uses are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached and duplex dwellings, additional residential units and converted dwellings, street fronting townhouses, quadraplexes, low density cluster development and low rise apartments. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

Section 10.3.4 – Consent (Severances) of the Official Plan also details the review criteria for the Land Division Committee to evaluate when considering applications for consent. These criteria include:

- that the Land Division Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of land and that the plan of subdivision process is upheld as the primary method of lot creation;
- any lot to be created would conform to the policies of the Official Plan and the provisions of the Zoning By-Law;
- the granting of the severance will not prejudice the future lot creation potential of the area;
- the proposed lot will have direct frontage on a permanent public road maintained year round at a reasonable standard of construction and will not require the opening or extension of a public road;
- the proposed lot will have adequate water supplies and sewage services and stormwater management consistent with the requirements of this Plan and the appropriate authority;
- access to the proposed lot will not create traffic problems or hazards, as identified by the authority with jurisdiction over the road;
- property owners and residents in the vicinity of the proposed severance are to receive sufficient notification of the application, and any submissions from such parties are to be considered; and
- any criteria outlined in the policies associated with the land use designations apply to the lands.

City of Woodstock Zoning By-law

The lands to be severed and enlarged are zoned Restricted Industrial (M2). The lands to be retained are zoned Community Facility (CF). The M2 Zone permits more than two dozen lighter industrial uses, including a manufacturing plant as well as a dwelling unit accessory to a permitted non-residential use. The CF Zone permits more than two dozen institutional and community facility uses, including both a public and private school.

Agency Comments

At the time of writing this report, no agencies have provided comments or objections to the proposal. Oxford County Public Works, City of Woodstock Economic Development and City of Woodstock Building and Development Departments have indicated that they have no comments or objections to the proposal.

Public Consultation

Notice of the application for consent was provided to the public and surrounding property owners on April 23, 2026 in accordance with the requirements of the Planning Act. At the time of writing this report, the Planning Office had not received any correspondence regarding this application.

Planning Analysis

The application for consent proposes an industrial lot addition which will add lands to an existing fabrication business. The applicant has identified that the proposed severed lands are to be used for parking and outdoor storage. The proposed use would be subject to site plan approval and any new development must proceed through the site plan control application process to ensure that further development details are provided to the City of Woodstock's satisfaction.

There are no specific policies contained in the PPS that address consent applications for boundary adjustments within settlement areas and it is the opinion of staff that the application does not impact matters of Provincial interest.

Although the lands to be severed have the same industrial zone (M2) as the lands to be enlarged, they have a Low Density Residential designation in the Official Plan. In accordance with Section 10.3.4 of the Official Plan, which requires lot creation to be consistent with Official Plan policies, as a condition of consent, staff recommend that the lands to be severed be appropriately redesignated to Traditional Industrial; this condition was communicated to the applicant prior to the application being circulated for comment to other agencies. Redesignating the lands to be severed to Traditional Industrial will make this application consistent with the policies of the Official Plan.

The lands surrounding the proposed severed lands are used industrially or institutionally, and the proposed boundary adjustment is expected to have minimal impact on surrounding uses. Further, the requested boundary adjustment will not impact the ability of the retained lands to support the existing community facility (education centre), and the facility is buffered from the lands to be severed by the parking lot serving the centre.

It is the opinion of this Office that the proposal is consistent with the policies of the PPS and, following a completed official plan amendment, will maintain the general intent and purpose of the Official Plan respecting minor boundary adjustments for industrially designated lands.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the County of Oxford Official Plan, and the lands are to be 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:

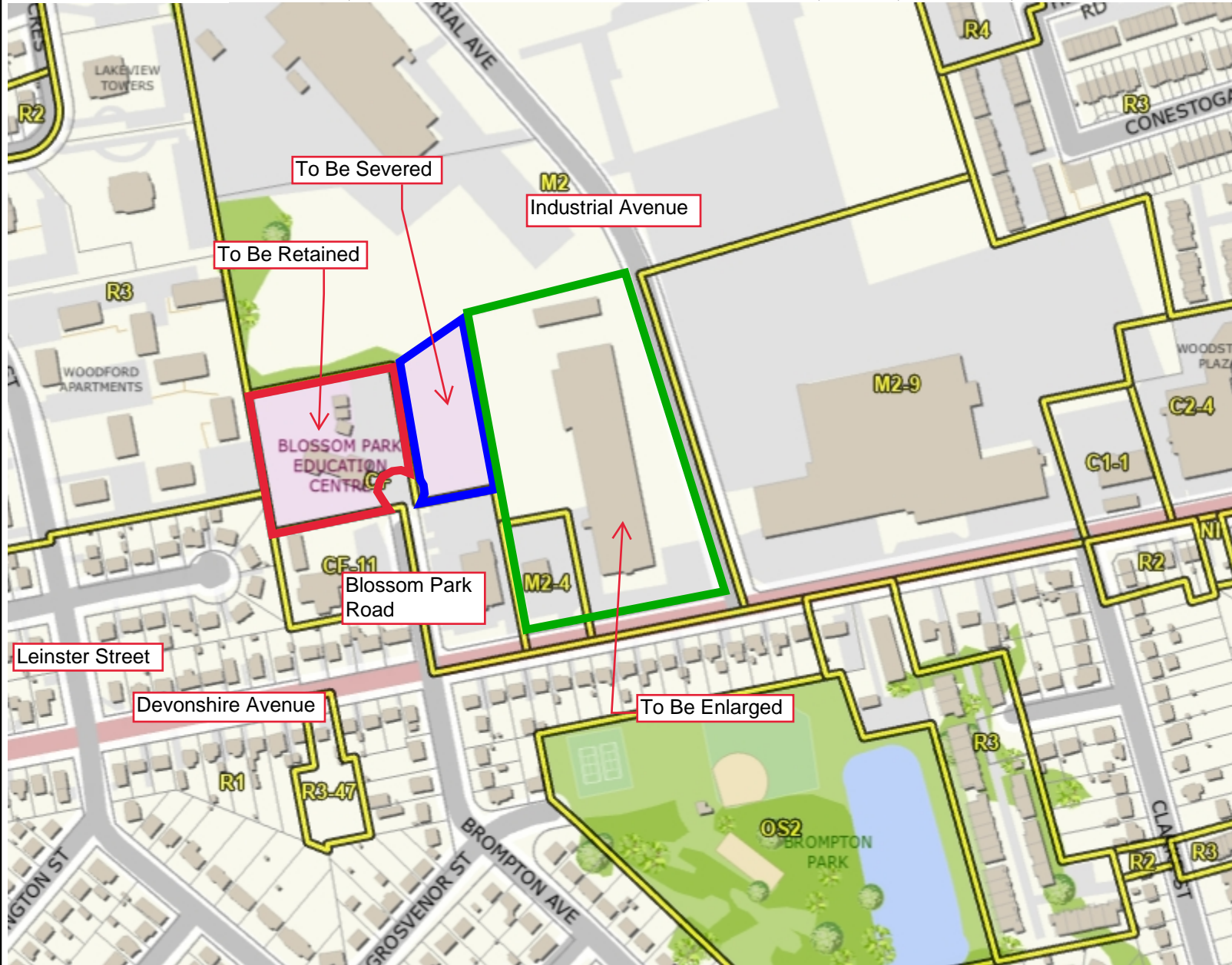
- 1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.**
- 2. The owner shall provide the minimum required side yard setback in relation to the new property line and the existing accessory structures located on the retained lands and/or the structures shall be removed, relocated or altered to the satisfaction of the City of Woodstock Building Department.**
- 3. 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.**
- 4. The lands shall be appropriately designated in Oxford County's Official Plan to the satisfaction of Oxford County.**

- 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

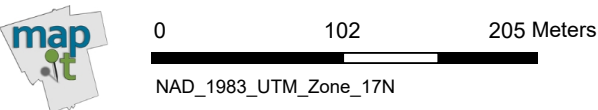
Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- 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

March 26, 2026



Legend

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

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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April 27, 2026



Legend

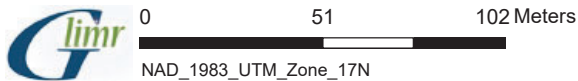
Red - Lot to be Retained

Yellow - Lot to be Severed

Blue - Lot to be Enlarged

The lot highlighted in yellow will be added to the lot highlighted in blue

Notes



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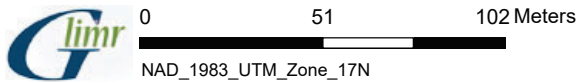
February 3, 2026

Lot to be Enlarged



Legend

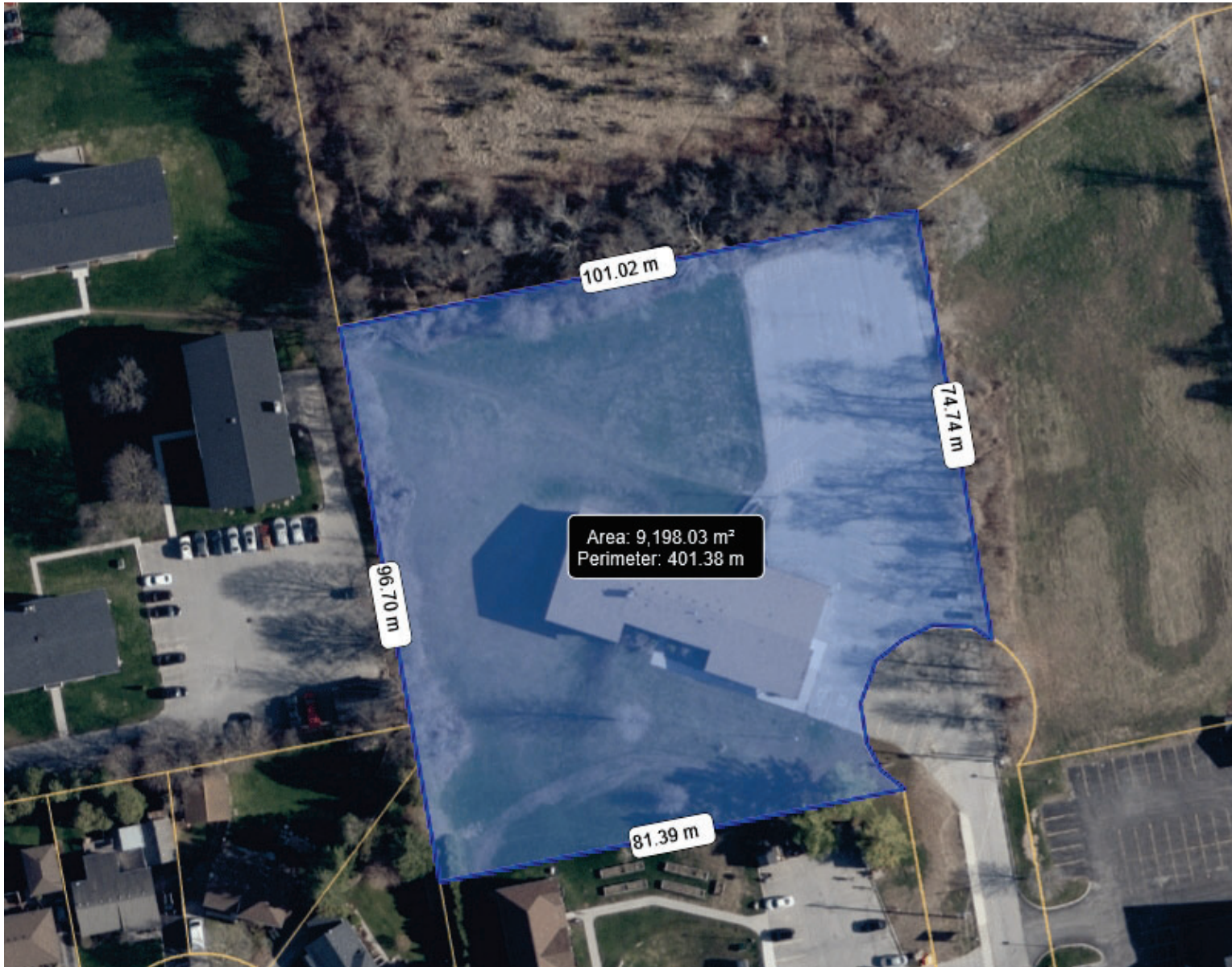
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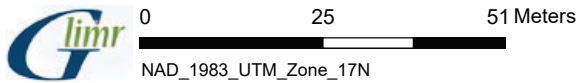
February 3, 2026

Lot to be Retained



Legend

Notes



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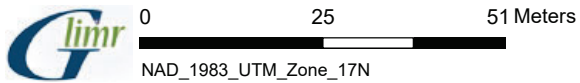
February 3, 2026

Lot to be Severed



Legend

Notes



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February 3, 2026