

A public planning meeting was held on the above captioned date commencing at 7:11 p.m. Members of Council and the public were present. Councillor S. Shapton chaired the meeting.

1) **ZN 8-16-21 – Application for Zone Change – Villages of Sally Creek Inc.**

The subject lands are described as Part of Lot 5, Concession 11 (East Zorra), in the City of Woodstock. The lands are located at the southwest corner of Oxford Road 17 and Oxford Road 59 and are within an area commonly referred to as the Villages of Sally Creek subdivision.

The City of Woodstock has received an application for zone change whereby the applicant proposes to rezone certain lands within the Villages of Sally Creek subdivision from 'Passive Use Open Space Zone (OS1)' to 'Special Planned Unit Development Zone (PUD-1)'; other lands from 'Active Use Open Space Zone (OS2)' to 'Special Planned Unit Development Zone (PUD-1)'; and other lands from 'Special Planned Unit Development Zone (PUD-1(H))' to 'Passive Use Open Space Zone (OS1)' to define the extent of lands to be developed as part of Phase 6 of the Villages of Sally Creek. The areas to be rezoned are illustrated on the attached Plate 3. The proposed Phase 6 comprises approximately 120 lots for single-detached dwellings.

Mr. R. Versteegen provided the following planning analysis:

The applicant is proposing to rezone certain lands noted above and delineated on Plate 3 to better reflect the extent of lands to be developed for residential purposes and to remove the 'H' holding symbol to facilitate the development of Phase 6.

The subject lands are designated Low Density Residential, Environmental Protection Area and Open Space. As illustrated on Plate 2, the existing zoning presently does not accurately reflect the extent of the natural features, and as such, the zone change is needed to better reflect the extent of developable lands relative to the natural features on the subject lands. The interpretation policies contained in the Official Plan recognize that the designations contained on the Land Use schedules are intended to show general use areas, the boundaries of which are subject to minor variation without amendment to the Plan, except in the case of designations established by fixed boundaries such as roads, hydro corridors, watercourses, parkways or railways. This Office is satisfied that the proposed zone change within the land uses designations is minor and will serve to better identify the extent of both natural features and those lands that are proposed for development.

In addition, the UTRCA provided comments noting that Lot 1 should be reconfigured removed from the plan or be appropriately zoned so as to not permit any development. The policies of the Official Plan do not support the extension of residential lots into valleylands/flood susceptible areas to avoid fragmentation of natural areas and ensure a consistent approach to how these natural areas are managed/maintained. As such, it is recommended that if the zone change is supported, the existing 'Active Use Open Space Zone (OS2)' zoning should be retained on the area associated with Lot 1. Additionally, the draft plan of subdivision should be revised to incorporate this area as part of the creek block.

With respect to the comments received from the City's Parks & Recreation Department, a meeting was held on December 8, 2016 to discuss these matters. It is of note that the City of Woodstock will ultimately assume ownership of the woodlot once this area of the subdivision is registered. It is also noted that an access point from the planned street to the woodlot has been provided in the southeast corner of the woodlot. At this meeting City staff noted that the area would need to be sufficiently sized to accommodate a park as well as provide access to the woodlot for maintenance purposes. The location, size and configuration of the park/access may change as a result of further discussions between City staff and the owner. It was further agreed that the issue of the park/access could be addressed through the existing conditions of draft plan approval and the subdivision agreement.

The City's Engineering Department also raised an issue regarding the land-locked parcel to the southwest of the area to be developed. Planning staff note that the said lands are designated 'Open Space' according to the City of Woodstock Land Use Plan. Through discussions with the applicant, it was confirmed that these lands will remain as part of the golf course lands and will also remain as a naturalized area.

The issues raised by the County Public Works Department can be addressed through the existing conditions of draft plan approval and will be incorporated into the subdivision agreement.

As indicated previously, the portion of the subject lands which are currently zoned PUD-1 are subject of an "H" holding provision which was implemented with the 'PUD' Zone in 1998. The removal of the holding provision is subject to several 'conditions' that were imposed to ensure that certain matters were adequately addressed prior to development proceeding. The said 'conditions' include matters such as:

- ensuring orderly development of the project;
- the identification and protection of historically significant structures;
- adequate provision of municipal services, traffic infrastructure and stormwater management;
- ensuring matters such as noise, slope stability and floodplain issues are adequately addressed;
- ensuring that development will not have a negative impact on environmentally sensitive areas; and
- ensure that development in the vicinity of the former landfill site and other areas where site contamination exceeds Provincial criteria does not proceed until appropriate remediation is completed.

Each of the above-noted items are commonly addressed through conditions of draft approval associated with a plan of subdivision. However, no such application for subdivision had been submitted at the time that the zoning was implemented in 1998 and as such, the noted 'conditions' were imposed through an "H" holding provision.

Through discussions with the City's Engineering Office and County's Public Works Department this Office is satisfied that the various conditions set out in the current 'PUD-1' zoning have been sufficiently addressed to allow the removal of the "H" from the subject lands. The proposed phase of development has been draft approved since October, 2001 and subject to a number of minor modifications that have been reviewed and approved by the City of

Woodstock since. It is the opinion of this Office that issues regarding orderly development have been addressed through that process. With respect to the identification and protection of historically significant buildings, the applicant has indicated that the buildings existing on Block 168 that formed part of the building complex when the lands were owned by the Province of Ontario will be maintained and used as a recreational centre for the Sally Creek community.

Further, the provision of municipal services, traffic infrastructure and stormwater management, among other related matters, will be addressed through subdivision and site plan agreements required by the conditions of draft approval.

Matters pertaining to slope stability, floodplain issues and environmentally sensitive areas have been adequately addressed in this phase of the subdivision. In terms of Provincial noise guidelines, the applicant has recently updated the noise study as it relates to traffic generated noise from Oxford Road 17 and Oxford Road 59, and those requirements will be implemented through the subdivision agreement with the City of Woodstock when Phase 6 is registered for development.

The former landfill site noted previously in this report is located further south within the Villages of Sally Creek subdivision. The extent of the landfill's effect on future residential development in the subdivision has been studied and appropriate setbacks was built into the landfill block to address the recommendations put forth in the noted study. Further, this matter was also addressed prior to the removal of the 'H' on Phase I of the Sally Creek development.

In light of the foregoing, it is the opinion of this office that the applicant's proposal to remove the "H" holding provision from those lands identified as on Plate 1 of this report as Phase 6, which will consist of the development of 119 lots for single-detached dwelling houses on the subject lands is appropriate and can be given favourable consideration.

The proposed amending Zoning By-laws are attached to this report for Council's consideration.

T. Poetter inquired if the zone change would result in a gain or loss of open space. R. Versteegen communicated that it would result in a decrease of open space. R. Versteegen also noted that the initial zoning of the area did not consider future development and was done arbitrarily.

J. Acchione addressed Mr. Versteegen regarding Plate 3 – PUD 1(H). Mr. Acchione questioned if the developer was developing additional residential units within the allotted zoning area. Mr. Versteegen responded that as it stands the development is in phase 1 and any other developments would be conducted as part of a second phase. Mr. Acchione inquired about the woodlot and the level of maintenance that the City plans to perform.

2) **B-16-53-8 – Application for Consent – Woodstock Hospital Trust – 525 Brant Street**

The subject lands are described Lots 6-8 and Lots 15-17, Block 5, Plan 49, City of Woodstock. The lands are located on the north side of Brant Street, between Riddell Street and Wellington Street North, and are municipally known as 525 Brant Street.

The purpose of the Application for Consent is to create a residential building lot for future development. The lands to be severed cover an area of approximately 2.2 ha (5.4 ac), and are currently vacant. The lands to be retained cover an area of approximately 0.39 ha (0.96 ac) and are also vacant. The severed lands will be developed for residential purposes in the future, while the retained lands will be conveyed to the City of Woodstock for future park purposes.

The consent has been brought forward in response to an Environmental Study Assessment (ESA) being completed in 2015 that delineated areas of contamination (petroleum hydrocarbons) attributed to the former Woodstock General Hospital. Ownership of the retained lands, which contain the area of contamination will ultimately be transferred from the applicant to the City of Woodstock for park purposes, subject to a Record of Condition (RSC) being in place and the City's satisfaction pending the results of an appropriate monitoring period. The severed lands are intended to be sold to a separate owner for residential development purposes.

No new development is proposed as a result of this application. If the consent application is supported, future development applications will be submitted by a separate owner to develop the lands to be severed.

Surrounding land uses consist predominantly of low-density housing forms including single detached dwellings with small clusters of more intensive, multi-unit residential development in the vicinity. An elementary school, banquet hall and a retirement home are located to the east.

Mr. R. Versteegen provided the following planning analysis:

The purpose of the Application for Consent is to sever a parcel for future residential development and retain a parcel to be conveyed to the City of Woodstock for future parkland use. The severance has been brought forward due to areas of contamination (petroleum hydrocarbons) being identified in the central area of the property attributed to the former Woodstock General Hospital. Ownership of the retained lands, will ultimately be transferred from the applicant to the City of Woodstock for park purposes, subject to a Record of Condition (RSC) being in place and the City's satisfaction pending the results of an appropriate monitoring period while the severed lands are then intended to be sold to a separate owner for residential development purposes.

The subject property was formally the site of the Woodstock General Hospital. The subject lands are currently vacant. No new development is proposed as a result of this consent application. If the application is supported, additional development applications will be submitted in the future for the purpose of developing the lands to be severed.

Staff are of the opinion that the proposal to sever lands for future residential use and retain a block for park use is in-keeping with the promotion of residential intensification and the efficient use of under-utilized lands. The subject lands are located in an area that includes a variety of housing forms and the lands have access to a number of community amenities in the vicinity.

Staff are also of the opinion that the proposal to retain lands for parkland supports the development of healthy, active communities in accordance with the policies of the PPS. The

Official Plan identifies parks as neighbourhood serving uses, which may be permitted with appropriate zoning. A zone change application to rezone the lands to be retained to 'Active Open Space (OS2)' to recognize the park use has been submitted by the applicant. The zone change application will be considered by City Council at a future public meeting. Based on the evaluation criteria for neighbourhood serving uses outlined within the Official Plan, Staff are of the opinion that the proposed park and its location are desirable and compatible with the surrounding residential neighbourhood.

In terms of the comments received from the City's Parks Department as noted above, the subject application will not result in any new development taking place on the subject property, and if the consent application is supported, future development applications will be submitted by a separate owner to develop the lands to be severed. That being said, at that time issues such as the configuration of the park block can be further refined in addition to tree preservation/compensation once the configuration and orientation of proposed development is known.

In light of the foregoing, it is the opinion of this Office that the proposed consent application is consistent with the policies of the PPS and is in-keeping with the County Official Plan. As such, Planning Staff are satisfied that the application can be given favourable consideration, subject to the appropriate conditions.

T. Poetter questioned if the contaminated area had an appropriate buffer. J. Acchione inquired if the area has been cleaned or is planned to be cleaned. R. Versteegen communicated that the buffer around the contaminated area is appropriate and that the area is difficult and costly to clean. Mr. Versteegen stated that the area is stable.

The applicant's representative Michael Coakley of Infrastructure Ontario spoke in favor of the application.

Bill Taplay of 865 Dundas Street, Woodstock spoke against the application. Mr. Taplay communicated concerns regarding the contaminated area and the potential negative effects it may have on property values.

3) **Applications for Official Plan Amendment (OP 16-10-8) and Zone Change (ZN 8-16-26) The Corporation of the City of Woodstock**

The subject property is described as Part Lots 15 & 16, Concession 2 (East Oxford) & Parts 1, 2, 6 & 7, Reference Plan 41R-7665. The subject lands are located on the north side of Pattullo Avenue, east of Jack Ross Avenue and are municipally known as 1319 Pattullo Avenue, in the City of Woodstock.

The City of Woodstock has initiated an application to amend the Official Plan to redesignate the northern portion of the subject property from Business Park to Traditional Industrial to establish consistent land use policies over the whole of the subject lands for the purpose of facilitating future industrial uses.

The zone change application proposes to rezone the whole of the property from 'Special Prestige Industrial Zone (M1-1(H))' and 'Special General Industrial Zone (M3-12(H))' to

'Special General Industrial Zone (M3-Special(H))' to permit all uses in the M1 and M3 zones, in addition to a data centre and an abattoir and rendering facility accessory to a food processing plant.

The subject lands are approximately 37.4 ha (92.5 ac.) in area and are currently vacant. The lands front on and have direct access to Pattullo Avenue and are immediately east of the City's Pattullo Ridge Business Park. Surrounding land uses consist of a combination of prestige and general industrial uses to the west and a wooded wetland to the east, the northern portion of which is recognized as being part of the Oxford Centre Swamp wetland complex (a Provincially Significant Wetland). The lands to the south are currently in agricultural production and Highway 401 borders the lands to the immediate north.

The zoning of the lands currently includes an 'H' holding provision which may be removed by City Council, subject to a number of matters being addressed, including the extension of municipal services to the subject lands, the completion of an archaeological assessment and Environmental Impact Study (EIS), and a traffic impact study.

Further to this, the City of Woodstock has initiated the process of extending full municipal services to the subject property and is also undertaking an update to a previously approved EIS affecting the lands. The City is also completing an archeological assessment of the subject property. As confirmed through discussions with City staff, it is intended that the 'H' provision will be carried forward to the proposed zoning, subject to the same criteria noted above. No specific development for the subject lands has been identified at this point, however City staff has indicated that once the proposed changes to the Official Plan and zoning are in place, the lands may be developed via an application for draft plan of subdivision.

By way of background, the subject lands were designated and zoned for industrial use in 2004 by a previous landowner and the above-noted 'H' holding provision was implemented at that time.

Subsequently, an EIS was prepared for the lands in 2005 that identified the potential impacts of development on the wetland/woodland feature and made recommendations to mitigate the impact of development. In particular, the report recommended that development be setback 30 m (98 ft.) from the Provincially Significant Wetland and 10 m (32.8 ft.) from the woodland to ensure that the ecological functions of the feature would be adequately protected from development. The EIS was supported by the UTRCA and was accepted by City of Woodstock Council in February, 2006.

Mr. R. Versteegen provided the following planning analysis:

The application proposes to amend the Official Plan as it affects the northern portion of the subject lands in order that the Traditional Industrial land use policies are applied to the entire property to accommodate future industrial uses. The City is also proposing site specific zoning for the lands to permit the uses in the M1 and M3 zones, in addition to a data centre, and an abattoir and rendering facility that would only be permitted as an accessory use to a food processing plant.

As noted above, the primary difference between the Business Park and Traditional Industrial land use designations is that industrial uses within the Business Park designation are intended to be low intensity-type industrial uses within wholly enclosed buildings in business park setting with limited amounts of outside storage, whereas within Traditional Industrial areas, a full range of industrial activities occur that may be within or outside of an enclosed building and may also include extensive amounts of outside storage. Such uses can generate on and off site effects such as traffic, noise, vibration, fumes or visual appearance.

The current zoning of the lands includes an 'H' holding provision that may be removed by City Council at such time as municipal services are extended to the subject lands, an acceptable archaeological assessment has been prepared and an Environmental Impact Study (EIS) has been completed to the satisfaction of the City. Through discussions with City staff, it was confirmed that it is intended that the 'H' provision will be carried forward to the proposed zoning and will be subject to the same criteria as in the existing zoning. Further, the City has initiated the process of extending full municipal services to the subject property along with undertaking an update of the approved EIS as well as completing an archeological assessment of the subject property.

The M1-1 Zone includes provisions regarding the external design of the walls of any building or structure facing Highway 401. The zoning proposed for the subject lands does not include these provisions, however, City staff have indicated that as the City owns the subject lands, the City will be requiring that all buildings fronting on either Pattullo Avenue or Highway 401 to include at least 60% brick, stone, glass or concrete panel or similar material on that portion of the building that faces a street. This requirement will be addressed through any Agreement of Purchase and Sale and is a tool commonly used by the City when conveying land for industrial development. The use of these provisions will assist in ensuring that the design of any buildings and structures located on the subject lands will be similar and in-keeping with industrial development along the City's Highway 401 frontage.

In terms of the limitations on open storage of goods or materials, the new zoning proposed for the lands will limit open storage in a manner whereby no such storage will be permitted between Highway 401 and any buildings to ensure that the development of the lands is consistent with existing development to the west and maintains an aesthetically acceptable approach.

Considering the lands to the immediate east of the subject property are identified as being Provincially and locally significant wetlands and are designated as Environmental Protection Area, policies in the Official Plan state that where development is proposed adjacent to an Environmental Protection Area an EIS is required to evaluate the impact of development on the natural feature. As noted above, an EIS was previously approved by the UTRCA and City Council. The UTRCA has acknowledged that an EIS was previously approved for the property but also advised that the proposed buffers, setbacks and overall findings of the 2005 study may no longer be appropriate, given that wetlands are continually changing. The City has initiated the process of updating the previously approved EIS.

Additional uses proposed for the site include a data centre as well as an abattoir and rendering facility accessory to a food processing plant.

In terms of the data centre, it is noted that these uses tend to be large scale employers that require large amounts of office space where companies may centralize their IT operations and equipment for the storage and disseminating of data. These uses also require large amounts of parking area and are typically situated in industrial areas.

With respect to an abattoir and rendering facility, Planning staff note that these uses are listed in the City's Zoning By-law as prohibited uses due to their potential to generate significant adverse impacts on surrounding uses, including odour and other negative emissions. Sufficient setbacks and horizontal separations from surrounding land uses are generally required to accommodate these uses and sufficient space to accommodate such separation is not always available in a built-up, urban setting. However, staff are of the opinion that allowing an abattoir and rendering facility as an accessory use to a food processing plant can potentially be facilitated on the subject lands due to the size of the property and its relative isolation from other uses. Further, a large-scale food processor that incorporates an abattoir and rendering facility as part of its operations could be designed in a manner that uses buildings and structures necessary for the main operations of the food processing facility to provide buffers and screening from surrounding uses.

For Council's information, abattoirs and rendering facilities in Ontario are approved by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) in accordance with the Food Safety and Quality Act, 2001.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS as the proposed development promotes a mix of employment types and is also considered to be an efficient use of lands, municipal services and infrastructure within the City of Woodstock.

In terms of the proposed uses of the subject lands, it is the opinion of Planning staff that the context of the industrial development is appropriate given that the architectural controls will continue with respect to the design of all buildings along Highway 401, open storage will be restricted along Highway 401 and that development will be appropriately setback from the adjacent wetland/woodlot to the east.

If the subject applications are approved, development on the property will ultimately be subject to site plan approval by the City of Woodstock and Section 7.3.6.4 of the Official Plan, which outlines a number of criteria that are to be considered prior to the approval of site plans. Alternatively, an application for draft plan of subdivision may be submitted, if the site is not occupied by a single user.

In light of the foregoing, it is the opinion of staff that City Council should recommend approval of the Official Plan amendment to County Council and approve the Zoning By-law amendment in principal. If the Official Plan amendment is approved, an amending By-law will be brought to City Council for consideration and approval.

John Thompson of 545228 Pattullo Rd, Woodstock spoke against the application. Mr. Thompson inquired if a road would be added in the area in the near future. Mr. Thompson also inquired about the timeframe regarding development. Mr. R. Versteegen communicated that the road and the timeframe of the development are contingent on the future purchaser(s). Mr.

Versteegen further communicated that the road is also contingent on the number of users. Mr. Versteegen stated that there are no purchasers at the current time.

(Meeting adjourned at 7:42 p.m.)