

To: Chair and Members of Oxford County Land Division Committee

From: Eric Gilbert, Manager of Development Planning, Community Planning

Application for Consent B25-64-8 – 1000839027 Ontario Inc.

REPORT HIGHLIGHTS

- The intent of the application for consent is to sever the subject lands to create one new industrial lot and retain one lot for continued industrial use.
- An approved site plan application permits the construction of two industrial buildings; the proposed consent would facilitate individual ownership of each building.
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan with respect to industrial uses within a serviced settlement area.

DISCUSSION

Background

APPLICANT/OWNER: 1000839027 Ontario Inc. (c/o Brooke Hayward)
15 Adi Dassler Way Paris, ON N3L 0B9

AGENT: Zelinka Priamo (c/o Brooke Burlock)
20 Maud Street, Suite 305, Toronto ON M5V 2M5

LOCATION:

The subject lands are described as Part Blocks 1 and 2, Registered Plan 41M-389, Parts 15-23 of 41R-10628 in the City of Woodstock. The lands front onto the west side of Alyea Street, lying between Highway 401 and Pattullo Avenue, and are known municipally as 610 Alyea Street.

COUNTY OF OXFORD OFFICIAL PLAN:

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

Traditional Industrial

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special General Industrial Zone (M3-34)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Alyea Street)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	4.3 ha (10.6 ac)	3 ha (7.4 ac)
Frontage	25.1 m (82.5 ft)	77.9 m (255.5 ft)
Average Depth (approx.)	356 m (1168 ft)	356 m (1168 ft)

The intent of the application for consent is to create one new vacant 4.3 ha (10.6 ac) industrial lot and retain one 3 ha (7.4 ac) lot for continued industrial use. The lands to be retained contain an industrial warehouse building currently under construction, with a total building area of 12,126 m² (130,523 ft²), and associated parking and loading spaces. The lands to be severed have site plan approval for an industrial warehouse, with a building area of 15,344 m² (165,161 ft²). A copy of the approved site plan is included on Plate 3 of this report.

Surrounding land uses include industrial uses to the east and west and to the north, on the opposite side of Highway 401 which is located adjacent to the northerly boundary of the subject lands. Agricultural lands within the Township of Norwich are to the south. Woodlands and wetlands are present to the east.

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 and Site Plan, provides the dimensions of the lot to be severed and the lot to be retained, as provided by the applicant, and the approved site plan for industrial development on the subject lands.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The Provincial Planning Statement is a policy statement issued under the authority of Section 3 of the Planning Act that applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. Section 3 of the Planning Act requires that decisions affecting a planning matter shall be consistent with policy statements issued under the Act.

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 'Traditional Industrial' designation according to the City of Woodstock Land Use Plan, as contained in the Official Plan. Section 7.3.6, Traditional Industrial Areas, establishes that these areas include those lands that 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. Such uses may generate on and off-site effects such as traffic, noise, vibration, fumes, or visual appearance.

CITY OF WOODSTOCK ZONING BY-LAW

The subject lands are zoned 'Special Traditional Industrial Zone (M3-34)' according to the City's Zoning By-law. The 'M3' zone permits a range of uses, set out in Section 19.1. Special provisions are included in the M3-34 Zone to reduce the setback to an EP1 Zone, and to preclude development between the EP1 Zone boundary and a municipal drainage ditch, which is applicable to lands on the east side of Alyea Street.

The proposed severed and retained parcels appear to meet the relevant zoning provisions set out in Section 19.2.

AGENCY COMMENTS

The Oxford County Public Works Department indicated they had no comments respecting the consent.

The City of Woodstock Engineering Department (Building Division) indicated general support for the application, subject to the following conditions:

- Verification of the building setbacks and parking area setbacks relative to the new interior lot line
- The Owner shall submit a building report prepared by a professional engineer or architect confirming the exposed building faces conform to the applicable limiting distance requirements of the Ontario Building code for the proposed interior lot line to the satisfaction of the City of Woodstock Building Department.

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

- The subject lands are currently being developed (construction is ongoing) and were approved through site plan application SP8-24-04 in 2024.
- The site plan drawings were designed and approved in anticipation of this severance application. Separate water, sanitary, and storm services to the severed and retained lots are proposed and anticipated. We ask the owner to provide further information and details on hydro and gas servicing.
- The applicant is reminded of certain restrictions with the original APS with the City for the subject lands which may be applicable to land severances.
- 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. The Clerk of the City of Woodstock shall advise the Secretary Treasurer of the LDC that all requirements of the City have been complied with

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 January 22, 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. The proposal is also consistent with the Employment policies as the application provides opportunities for a diversified economic base by providing a new vacant site for employment uses.

With respect to the relevant Official Plan policies for Traditional Industrial areas, staff are of the opinion that the proposal is consistent with the intent of these areas which are planned for the full

range of industrial type activity including light, medium and heavy industrial uses. The property has site plan approval for an industrial warehouse development and this area of the city (i.e. along Pattullo Avenue, Jack Ross Avenue, and Ridgeway Road), 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.

The proposed consent will not jeopardize the existing and planned industrial uses of the subject lands, or other industrial uses in the vicinity. The approved site plan for the development contemplated the consent as proposed.

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

RECOMMENDATIONS

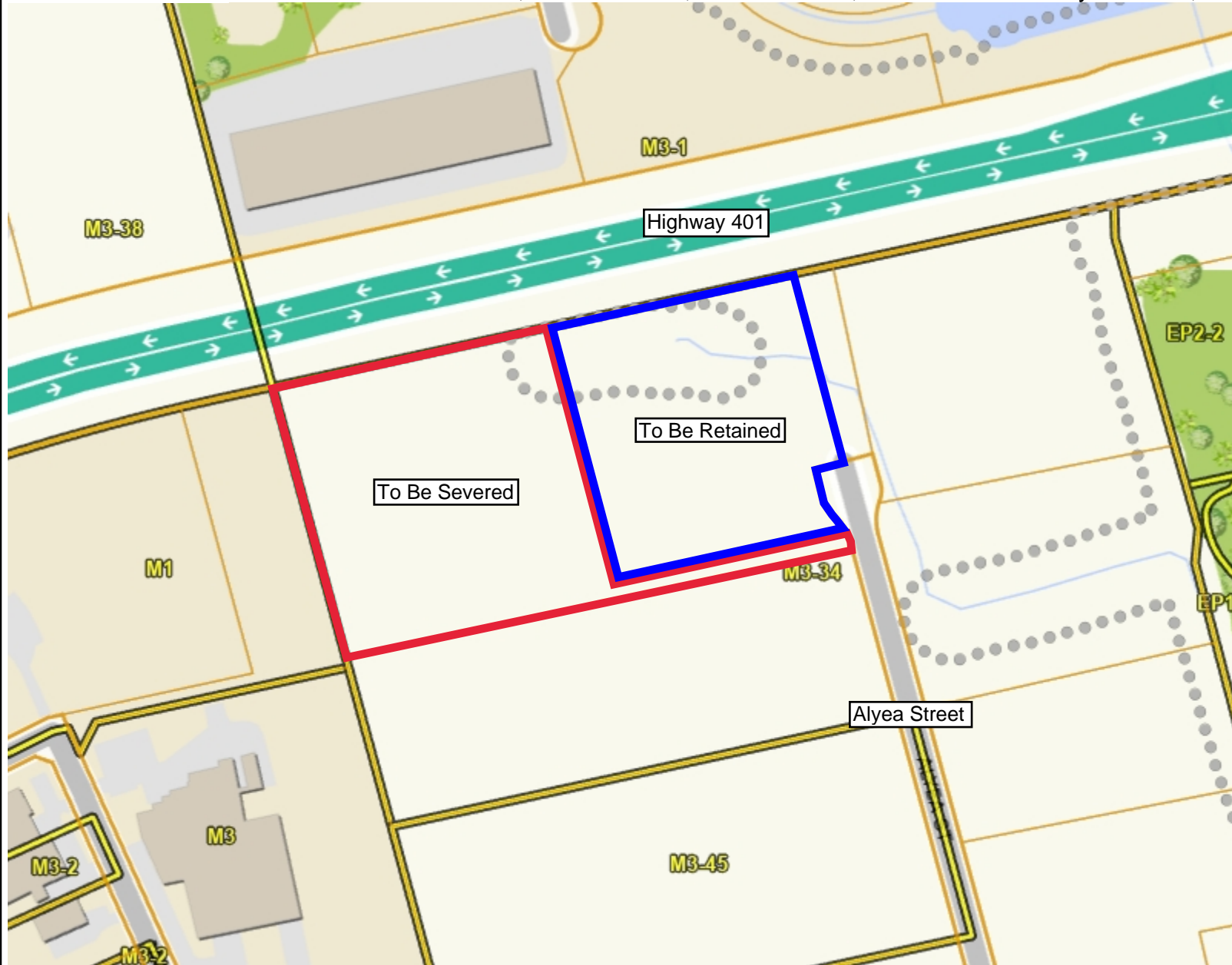
Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the Official Plan, and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following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

- 1. The Owner 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 submit a building report prepared by a professional engineer or architect confirming the exposed building faces conform to the applicable limiting distance requirements of the Ontario Building Code for the proposed interior lot line, to the satisfaction of the City of Woodstock Building 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:	<i>“Original signed by”</i>	Eric Gilbert, RPP, MCIP Manager of Development Planning
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Approved for submission:	<i>“Original signed by”</i>	Paul Michiels Director of Community Planning
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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



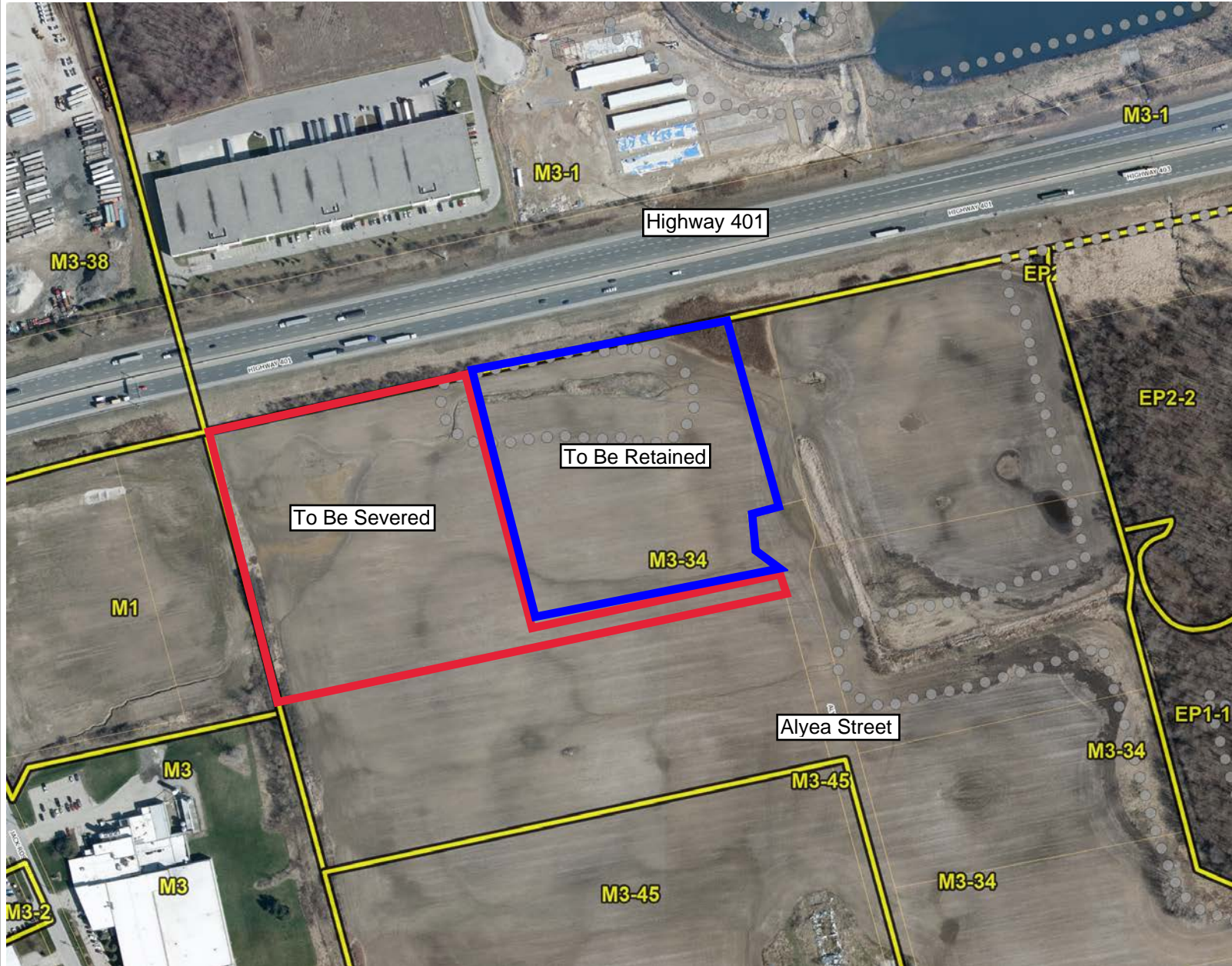
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NAD_1983_UTM_Zone_17N



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

November 20, 2025



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



0 102 205 Meters

NAD_1983_UTM_Zone_17N



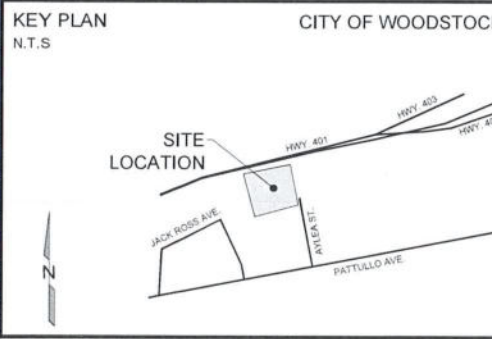
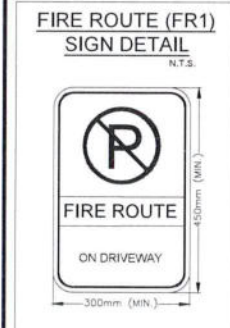
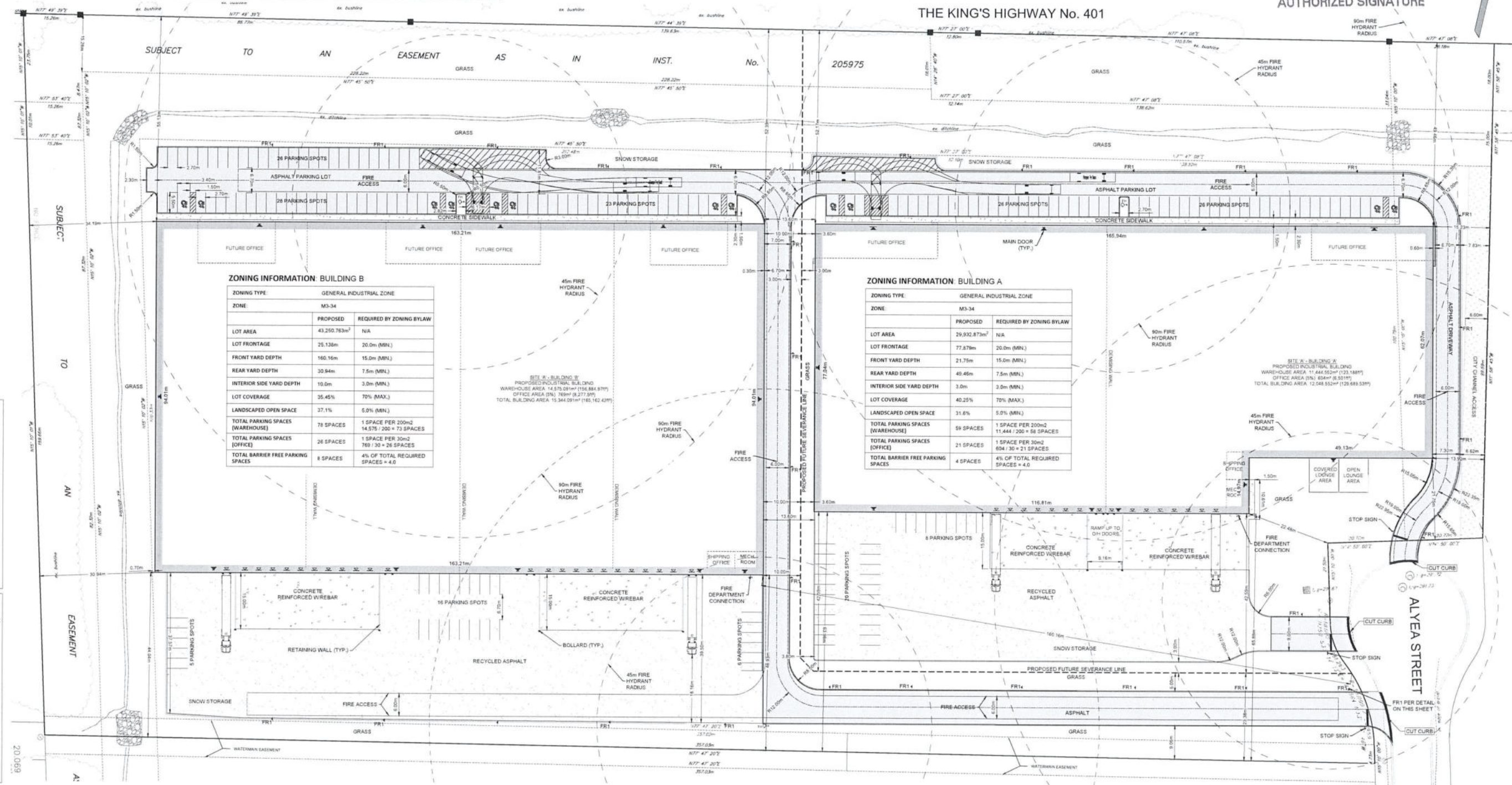
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January 20, 2026

OCT 29 2024
Eric Silvest
AUTHORIZED SIGNATURE

Plate 3: Applicant's Sketch and Site Plan
File No.: B25-64-8: 1000839027 Ontario Inc.
Part Block 1 and 2, Plan 41M-389, Parts 15 to 23, 41R-10628- 610 Alyea Street, City of Woodstock

EXISTING FEATURES	PROPOSED FEATURES
SITE BOUNDARY	PROPOSED BUILDING
PROPERTY LINE (OTHERS)	PROPOSED DOOR
EX. CONTOURS	PROPOSED OVERHEAD DOOR
	PROPOSED CONCRETE



CONTRACTOR NOTES:
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONAL PURPOSES.
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM REGISTERED PLAN NO. 41R-7865.

BENCHMARK (GEODETIC)
MONUMENT N. 0982096093 IS LOCATED ON CONCRETE CULVERT ON SOUTH SIDE OF HIGHWAY 401 APPROXIMATELY 3.9m EAST OF DODGE LINE AND 0.7m WEST OF HIGHWAY 58.

ELEVATION 291.036

BENCHMARK (SITE)
SET IN SHOULDER ON SOUTH SIDE OF PATTULLO AVENUE, 7.7m SOUTH OF THE CENTRELINE OF PATTULLO AVENUE, 17.8m WEST OF A FIRE HYDRANT, AS SHOWN ON THE FACE OF THE PLAN.

ELEVATION 298.611

No.	ISSUED DESCRIPTION	DATE (YYYY-MM-DD)
1	ISSUED FOR CLIENT REVIEW	2024-02-23
2	ISSUED FOR CLIENT REVIEW	2024-03-15
3	ISSUED FOR CLIENT REVIEW	2024-04-05
4	ISSUED FOR APPROVAL	2024-05-08
5	ISSUED FOR CLIENT REVIEW	2024-06-30
6	ISSUED FOR APPROVAL	2024-08-30
7	REISSUED FOR APPROVAL	2024-10-11
8	ISSUED FOR CLIENT REVIEW	2024-10-21
9	REISSUED FOR APPROVAL	2024-10-22

GRIT ENGINEERING INC

CERTIFIED ENGINEERING TECHNOLOGIST
M.E. WILSON
100135472
PROVINCE OF ONTARIO

610 ALYEA STREET INDUSTRIAL DEVELOPMENT

PROJECT INFORMATION: 610 ALYEA STREET, WOODSTOCK, ONTARIO

214 CARSON CO. INC.

CLIENT INFORMATION: 15 ADX DASSLER WAY, PARIS, ONTARIO

DRAWING NAME: **SITE PLAN**

PROJECT No: **GE23-668-1**

DRAWING No: **C201**

SHEET SET No: **2 of 8**

SCALE: 1:500 METRIC