

ATTACHMENT C

Planning Consideration Review

Planning Act

Section 17 of the Planning Act grants Councils of municipalities the authority to adopt amendments to the Official Plan. Section 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available. Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure, support active transportation, and are transit- and freight-supportive. The achievement of complete communities is to be supported.

Complete communities are defined as “places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.”

The subject application will allow for the expansion of a local business, and will contribute to a complete community. The application is consistent with the PPS.

Norfolk County Official Plan

Existing Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2

Proposed Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2 (special policy area to be amended)

The Commercial designation permits highway-oriented uses, uses which are principally commercial in nature and provide a specialized product or service to persons coming specifically to do business, and space extensive uses having physical requirements in terms of size or configuration such that they cannot be accommodated in the Downtown Areas.

The Commercial designation permits category-specific retail establishments and commercial uses to a maximum of 3,000 square metres of gross leasable floor space. This includes furniture stores. The proposed use is a furniture store which would exceed the 3,000 square metre limit. Large retail uses over 3,000 square metres of gross leasable floor space, such as department stores, retail warehouses, and other uses engaged in the retailing and/or wholesaling of products, and other similar uses intended for the Downtown and/or Shopping Centre Commercial Designations shall not be permitted.

The subject lands are located within the Queensway Corridor Special Policy Area (section 6.5.1.5 of the OP). The Queensway Corridor represents a linear area of auto-oriented highway and service commercial activities. The OP permits selective, site-specific changes to broaden the permitted uses applicable to certain land within the Queensway Corridor. The policy outlines that these changes would be made to accommodate space-extensive and destination outlets for which there is not a realistic location in the Downtown Area.

The subject application conforms to the intent of the above policies. The existing Leon's location in the Downtown Area is not appropriate due to its scale, configuration, and parking requirements. The proposed location is appropriate as it is the type of use contemplated in the Commercial designation. The additional required floor area will not result in any conflict with the Shopping Centre Commercial designation as it will remain a category-specific use. The site's access to Highway 3, along with the parking and loading facilities on the site, are compatible with the intent of the Commercial designation.

Special Policy Area 7.11.3.2 permits a home and agricultural supply establishment. It is proposed to be amended to permit a furniture store with no maximum gross leasable floor space.

The subject application conforms to the overall intent of the Official Plan.

Zoning By-law 1-Z-2014

Existing Zoning: Service Commercial (CS) Zone with Special Provision 14.630

Proposed Zoning: Service Commercial (CS) Zone with Special Provision 14.630 (special provision proposed to be amended)

The Service Commercial (CS) Zone permits a wide range of commercial uses, but does not permit furniture sales specifically. Special provision 14.630 permits a home and agricultural supply establishment in addition to the uses permitted in the CS zone, and is proposed to be amended to include furniture sales and a parking rate of 1 space per 80 square metres of gross floor area.

The proposed furniture store use is compatible with the types of uses found in the CS Zone. 43 parking spaces are proposed instead of the required 113 spaces. The proposed parking standard is based on observed operational needs of the comparable Woodstock Leon's location. No off-site impacts or functional deficiencies are anticipated as a result of this reduction.