

- 2. ZONING – 5592, 5606 AND 5630 BOUNDARY ROAD AND 9460 MITCH OWENS ROAD**
- ZONAGE – 5592, 5606 ET 5630, CHEMIN BOUNDARY ET 9460, CHEMIN MITCH-OWENS**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 5592, 5606 and 5630 Boundary Road and 9460 Mitch Owens Road to permit a range of rural industrial uses, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour les 5592, 5606 et 5630, chemin Boundary et le 9460, chemin Mitch-Owens afin de permettre un certain nombre d'utilisations industrielles rurales, comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 22 May 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 22 mai 2014 (ACS2014-PAI-PGM-0141).

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales**

**and Council
et au Conseil**

**May 22, 2014
22 mai 2014**

**Submitted by
Soumis par:
Nancy Schepers,**

**Deputy City Manager / Directrice municipale adjointe,
Planning and Infrastructure / Urbanisme et Infrastructure**

Contact Person

Personne ressource:

Michael Mizzi, Chief / Chef,

**Development Review Services / Services d'Examen des projets d'aménagement,
Planning and Growth Management / Urbanisme et Gestion de la croissance
(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca**

Report Author / Auteur du rapport

**Jeffrey Ostafichuk, Planner II / Urbaniste II, Development Review Rural Services
Unit / Unité examen des demandes d'aménagement services ruraux
(613) 580-2424, 31329, jeffrey.ostafichuk@ottawa.ca**

SUBJECT: Zoning – 5592, 5606 and 5630 Boundary Road and 9460 Mitch Owens Road

OBJET: Zonage – 5592, 5606 et 5630, chemin Boundary et 9460, chemin Mitch-Owens

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5592, 5606 and 5630 Boundary Road and 9460 Mitch Owens Road to permit a range of rural industrial uses, as detailed in Document 2.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour les 5592, 5606 et 5630, chemin Boundary et le 9460, chemin Mitch-Owens afin de permettre un certain nombre d'utilisations industrielles rurales, comme l'explique en détail le document 2.

BACKGROUND

Learn more about [Zoning By-law amendments](#)

For all the supporting documents related to this application visit the Development Application Search Tool

Site Location

5592, 5606 and 5630 Boundary Road and 9460 Mitch Owens Road.

Description of Site and Surroundings

The subject property is located on the south-west corner of the intersection of Boundary and Mitch Owens Roads east of the Hamlet of Edwards. The site is currently vacant with mature tree cover except for the road allowance which has been cleared.

Lands to the north and east along Boundary Road are primarily made up of a mix of rural industrial uses, whereas lands to the west and south are more representative of agricultural uses and a scattering of residential lots.

Details of requested Zoning By-law amendment proposal

The current zoning permits the development of the subject lands for rural commercial uses. The Rural Commercial Zone - Subzone 2 (RC2) zone provides for a range of highway commercial, recreational, including agricultural based uses to serve the rural community and the travelling public. It is now the wish of the owners to rezone the property to Rural General Industrial (RG). The RG zone accommodates a range of light industrial uses and limited service commercial uses for the travelling public.

Brief history of proposal

The lands were previously subdivided into four separate land parcels through a series of severance applications. The severances also created a parcel to be developed as a public road. The lands set aside for the public road have been since transferred to the City.

DISCUSSION

The owner wishes to expand the marketability of the site to uses that are complimentary to what already exists in the area while taking advantage of the local access to Highway 417. The proximity to Highway 417 has led to a number of rural industrial developments along Boundary Road south of Highway 417.

Planning analysis

The property is located within the "General Rural Area", as shown on the Rural Policy Plan (Schedule "A" of the Official Plan). This designation permits a variety of land uses, such as farms, rural housing, woodlots, and forests, small industries, golf courses, and small clusters of residential and commercial development.

Section 3.7.2, Policy 5 identifies that a Zoning By-law amendment is required where certain uses are proposed in the General Rural Area. Policy 5 states:

- a. New industrial and commercial uses, such as farm equipment and supply centres, machine and truck repair shops, building products yards, landscape contractors, and nurseries;

- b. Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs;
- e. Other new non-residential uses that would not be better located within a village and which are in keeping with the rural character or those uses that meet the needs of the travelling public, such as a restaurant, gas station, motel, retail of up to 1,000 square metres gross leaseable area, or similar use [Amendment 28, July 13, 2005].

The Official Plan also provides criteria to be considered when evaluating a Zoning By-law amendment in the 'General Rural Area' designation. They are:

- a. The use would not be better located in a village or urban area;
- b. It must be demonstrated that the volume and pattern of traffic flow anticipated from the proposed development will not interfere with the proper functioning of the local road network;
- c. The privacy of adjacent landowners or the amelioration of potential adverse impacts from lighting, noise, dust, or traffic can be achieved by separating land uses, buffering or any other measures as part of the development;
- d. Noxious uses will only be considered where suitable screening and buffering can be provided and generally these uses will not be considered immediately adjacent to residential areas.

The uses being proposed for the property are considered moderately intensive industrial activities that generally are not found in populated areas such as villages due to the potential for conflict with the surrounding land uses. Most likely, many of the uses permitted in the Rural General Industrial zoning will rely on trucking and the movement of goods which benefit from an extensive road network to ensure optimal and efficient operations. The subject site is located on two arterial truck routes that will allow the movement of vehicles with minimal disruption to existing traffic patterns. With little residential development in proximity to the site, minimal buffering and/or separation of land uses will be required to achieve an appropriate level of compatibility. The impact of traffic and any noxious use can be specifically addressed in the design of the site through Site Plan Control.

As noted early in this report, there exist four parcels that were created by consent. The current RC2 zone provides for provisions specific to the lot areas and yards. The RG provisions do not conform to what exists and, therefore, the provisions of the RC2 zone will be carried over to the new RG zone as an exemption to the Zoning By-law.

Public consultation

A public consultation meeting was not requested.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The property is located within the "General Rural Area", as shown on the Rural Policy Plan (Schedule "A" of the Official Plan).

Provincial Policy Statement

This proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement. Firstly, the form of development is consistent with the land use pattern in the area and contributes to the financial well being of the Province by providing opportunity for industrial uses in close proximity to Highway 417. Encouraging rural based industrial uses to co-locate promotes the rural economic opportunities that will contribute to the overall wealth of the City and the Province.

RURAL IMPLICATIONS

The proposed Zoning By-law amendment will facilitate more appropriate uses that will promote efficient development, land use patterns and a more marketable economic activity in the rural community.

COMMENTS BY THE WARD COUNCILLOR

Councillor Thompson is aware of the application and has no objections.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report aligns to the following Term of Council priority:

EP3 - Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed Zoning By-law amendment conforms to the Official Plan.

The proposed uses are compatible with existing adjacent land uses and will fit well with the established pattern along Boundary Road. There will be minimal, if any, conflict with existing uses in the vicinity of the site. Only one comment was received from an individual who resides on Boundary Road. They are concerned with traffic noise currently and in the future. Boundary and Mitch Owens Roads are designated truck routes. They serve not only the immediate industrial lands but also the greater area. Boundary Road also serves as access to Highway 417. As for the site, new development will be subject to Site Plan Control and most likely will trigger a site specific transportation study. The proposed Zoning By-law Amendment is recommended for approval.

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

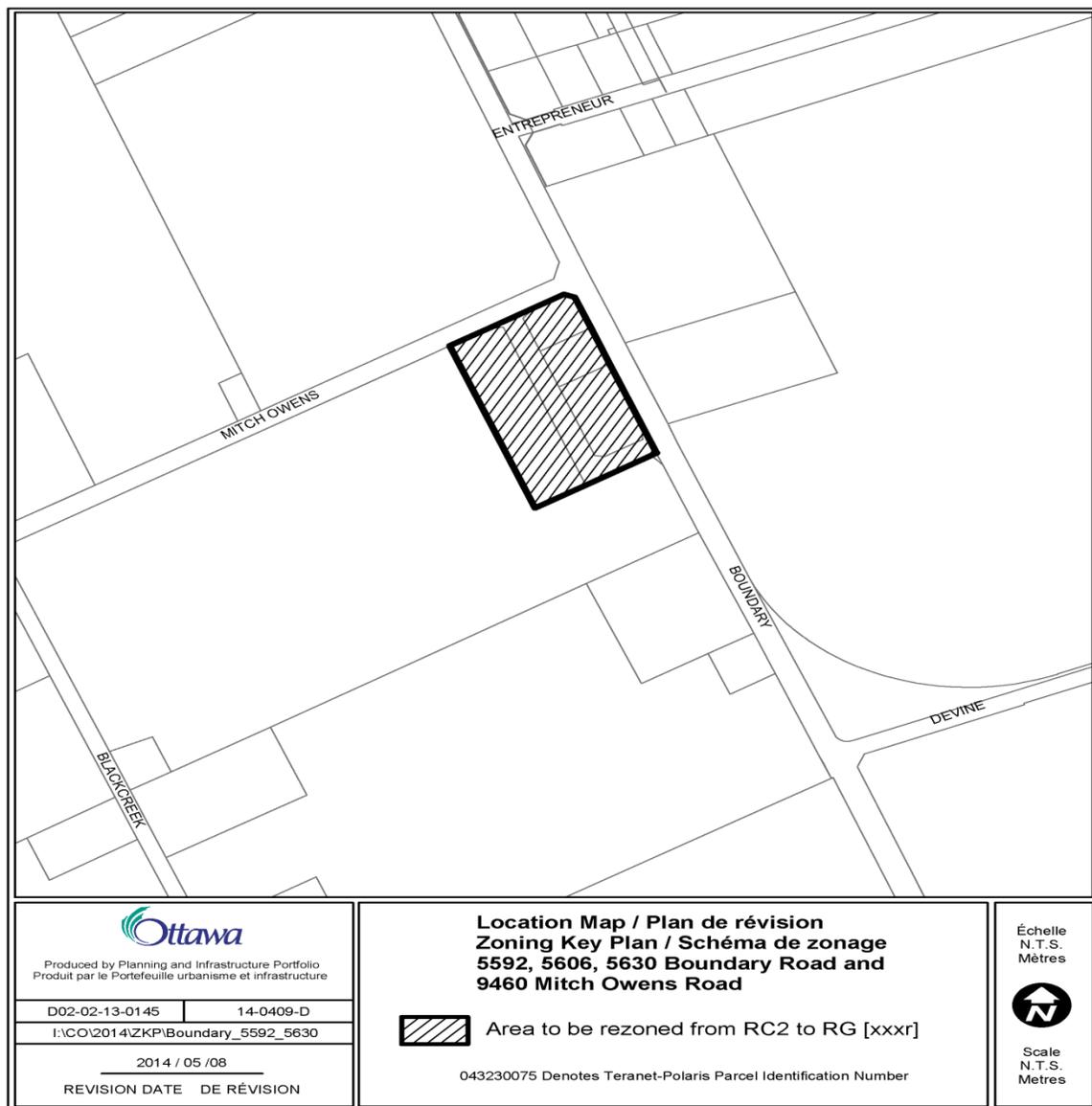
Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map below highlights the location of the site, notably at the south west corner of Mitch Owens and Boundary Roads. In addition, the map identifies the current zoning of Rural Commercial Subzone 2 and the requested change to Rural General Industrial with an exception.



Document 2 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law

For 5592, 5606 and 5630 Boundary Road and 9460 Mitch Owens Road.

1. Rezone the lands shown in Document 1 as follows:

Area A from RC2 to RG [xxxxr]

2. Add a new exception, RG [xxxxr], to Section 240 – Rural Exceptions, which includes the following:

- Minimum lot area: 2000 square metres
- Minimum lot area: 30 square metres
- Minimum front yard setback: 10 metres
- Minimum interior side yard setback:
 - Abutting a residential use or zone: 4.5 metres
 - All other cases: 3 metres
- Minimum rear yard setback 10 metres
- Minimum corner side yard setback 7.5 metres
- Maximum principal building height: 11 metres
- Maximum lot coverage: 30 %
- Landscaped of yards: required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area.
- Outdoor storage: outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

Document 3 – Consultation Details

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment

I am concerned that the property owner may be proposing a truck transfer facility because of the constant traffic noise (all the time) with my residence located opposite the site, south east of Mitch Owens and Boundary Roads.

Response

The owner has noted the possibility of the site to accommodate a truck transfer facility. Such a facility requires a large area and the current lot configuration will need to be revised to support such an endeavour. That said, once the current configuration of the property is legally changed, the owner will be required to submit a Site Plan Control application. Such an application will need to be supported by a number of studies more importantly a traffic study to determine the impacts on the current road configuration.