

<p>3. ZONING BY-LAW AMENDMENT – 3748 RIDEAU ROAD</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 3748, CHEMIN RIDEAU</p>

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 for 3748 Rideau Road to permit a range of rural heavy industrial uses, as detailed in Documents 2 and 3, and;

1. That Document 1 – Location map be replaced with the attached Document 1- Location Map;
2. That Document 2 – Details of Recommended Zoning be amended by adding the words, “no touch” to the third provision, before the words, “fish habitat protection/enhancement area”;
3. That Document 3 – Zoning Schedule be replaced with the attached Document 3 – Zoning Schedule; and,
4. That no further notice be provided pursuant to Section 34(17) of the Planning Act.

RECOMMANDATIONS MODIFIÉES DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 en ce qui a trait au 3748, chemin Rideau afin de permettre une gamme d'utilisations d'industrie lourde rurale, comme il est expliqué en détail dans les documents 2 et 3, et;

1. Que le Document 1, Carte de localisation, soit remplacé par le Document 1 ci-joint, Carte de localisation;
2. Que le Document 2, Détails du zonage recommandé, soit modifié par l'ajout de la mention « inaltérable » à la troisième disposition, après les mots « zone de protection/mise en valeur de l'habitat du poisson »;

3. Que le Document 3, Annexe de zonage, soit remplacé par le Document 3 ci-joint, Annexe de zonage;
4. Qu'aucun autre avis ne soit émis conformément à l'article 34(17) de la Loi sur l'aménagement du territoire.

DOCUMENTATION / DOCUMENTATION

1. Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 23 May 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 23 mai 2014 (ACS2014-PAI-PGM-0149).
2. Extract of Draft Minutes, Agriculture and Rural Affairs Committee, 5 June 2014. / Extrait de l'ébauche du procès-verbal du comité de l'agriculture et des affaires rurales, le 5 juin 2014.

**Report to
Rapport au:**

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

**and Council
et au Conseil**

**May 23, 2014
23 mai 2014**

**Submitted by
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Ward: OSGOODE (20)

File Number: ACS2014-PAI-PGM-0149

SUBJECT: ZONING BY-LAW AMENDMENT – 3748 RIDEAU ROAD

OBJET: Modification au règlement de zonage – 3748, chemin Rideau

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3748 Rideau Road to permit a range of rural heavy industrial uses, as detailed in Documents 2 and 3.

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 en ce qui a trait au 3748, chemin Rideau afin de permettre une gamme d'utilisations d'industrie lourde rurale, comme il est expliqué en détail dans les documents 2 et 3.

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

3748 Rideau Road.

Description of Site and Surroundings

The lands make up Phase 2 of the Hawthorne Industrial Park. Approximately 11 hectares in size, the lands are bounded by Rideau Road to the north, the existing Hawthorne Industrial Park (Phase 1) to the south, and the Findlay Creek Municipal Drain to the east. Situated in the greater South Gloucester Business Park area, the lands surrounding the site are undeveloped rural lands to the north, agricultural lands to the east, and a heavy industrial development to the south and west.

Details of requested Zoning By-law amendment proposal

The owner proposes to change the zoning of 3748 Rideau Road from Rural Countryside (RU) to Rural Heavy Industrial (RH) and Environmental Protection with an Exception and a Schedule (EP [xxxr]) Sxxx.

Brief history of proposal

The Phase 1 portion of the industrial park was registered (4M-1388) in 2009. The registered plan set aside a future road right-of-way (Block 9) to provide access to the site from Somme Road. The Hawthorne Industrial Park (Phase 1) is accessed from two existing collector roads, Hawthorne Road and Rideau Road.

The lands are a natural extension of the existing industrial park and have hard boundaries formed by a road and a municipal drain. Rezoning of these lands for industrial use and the required environmental buffer is a reasonable completion of this plan.

DISCUSSION

A Zoning By-law amendment has been filed to extend the limits of the existing industrial park known as the Hawthorne Industrial Park.

Planning analysis

The Official Plan designates the site as General Rural Area. Phase 2 of the Hawthorne Industrial Park is located south of a Rural Natural Feature Area, west of an Agricultural Resource Area and east and north of a General Rural Area and Limestone Resource Area.

The site is currently zoned as Rural (RU). The purpose of the RU zone is to:

- 1) Accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;
- 2) Recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- 3) Regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

The Zoning By-law amendment seeks to change the current zoning from Rural (RU) to Rural Heavy Industrial (RH). The purpose of the Rural Heavy Industrial (RH) Zone is to:

- 1) Permit the development of heavy industrial uses in areas mainly designated as General Rural Area;

- 2) Accommodate a range of heavy industrial uses and limited service commercial uses at locations which are neither environmentally sensitive nor in close proximity to incompatible land uses; and
- 3) Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the rural area.

The applicant has submitted numerous studies to demonstrate that the proposed rezoning will not have any negative effects on adjacent and nearby land uses, the environment and the local transportation network. Staff has reviewed these studies and, for the purposes of this zoning amendment application, is satisfied. Additional information will be required at the next development application stage.

Of note, the watercourse on lands was re-channelized recently (Findlay Creek) to support the approval of the Hawthorne Industrial Park Phase 1. Further, a fish habitat protection/enhancement area currently being maintained will be protected as part of this proposal.

An Environmental Impact Statement was submitted outlining the required setbacks from the Findlay Creek Municipal Drain and the fish habitat protection/enhancement area. The South Nation Conservation Authority has advised that as a result of additional information provided by the owner a 30-metre setback will be provided along Findlay Creek. Additionally, a 20-metre setback along the boundary of the fish habitat enhancement area will be required.

In order to capture the required lands for protection of the watercourse and fish enhancement area the lands will be zoned Environmental Protection with an Exception and a Schedule to the Zoning By-law.

The 30-metre setback on the Findlay Creek Municipal Drain will be divided into two 15 metre zones: a no touch and a no build zone. The exact locations and permissions will be detailed in the exception and captured on a Schedule xxx (see Document 3) to the Zoning By-law. Similarly, the setback for the fish habitat enhancement area will be captured in the same fashion.

Public consultation

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. No comments or objections were received.

Official Plan designation

The site is located on land designated General Rural Area as per the City's Official Plan. The proposed change in zoning from Rural Countryside (RU) to Rural Heavy Industrial is permitted in areas designated in the Official Plan as General Rural Area.

Provincial Policy Statement

The proposed development of the Hawthorne Industrial Park Phase 2 is consistent with the Provincial Policy Statement as it provides further industrial opportunities in an area that forms one of the significant rural employment areas of the City.

RURAL IMPLICATIONS

The proposed Zoning By-law amendment will have no adverse effects on the rural community. The proposal is consistent with the Official Plan.

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 recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

The applicant submitted an Environmental Impact Statement (EIS) in support of the application. Generally, the EIS has been accepted however further refinements will be required at the next development application stage.

TECHNOLOGY IMPLICATIONS

There are no technical implications associated with receiving this report.

TERM OF COUNCIL PRIORITIES

This report aligns to the following Term of Council priority:

EP3 - Support growth of local economy.

Application PProcess timeline status

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments due to the complexity of issues associated with the review of the technical studies.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 Data Sheet (attached separately – on file with the City Clerk)

CONCLUSION

The proposed change in zoning from Rural Countryside (RU) to Rural Heavy Industrial is permitted in areas designated in the Official Plan as General Rural Area. The permitted uses mirror what already has been approved in Phase 1. Phase 2 of the industrial subdivision is appropriately located in an area that can accommodate a range of industrial uses without having adverse effects on surrounding land uses. The proposed change in zoning is suitable within the context of the surrounding uses and in fact completes the industrial area.

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.

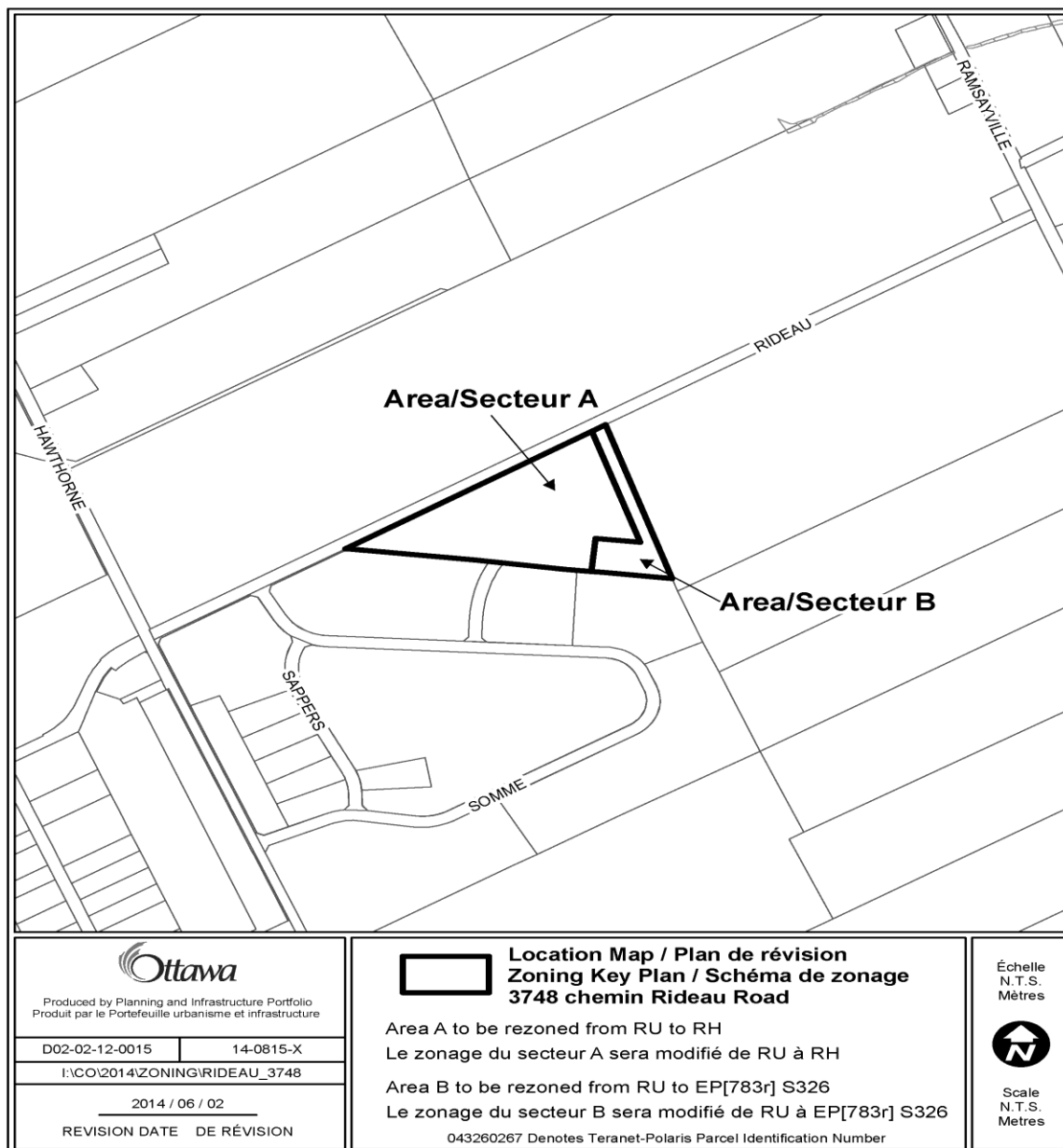
Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map - REVISED

For an interactive Zoning map of Ottawa visit geoOttawa

The map below highlights the location of the site, notably the lands are bounded by Rideau Road to the north, the existing Hawthorne Industrial Park (Phase 1) to the south, and the Findlay Creek Municipal Drain to the east. In addition, the map identifies the current zoning of Rural Countryside (RU) and the requested change to Rural Heavy Industrial (RH) and Environmental Protection with an Exception.



Document 2 – Details of Recommended Zoning - REVISED

Proposed changes to the Comprehensive Zoning By-law

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

Area A from RU to RH; and

Area B from RU to EP [xxxr].

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

In Column V, Provisions:

- a no-touch area of 15 metres from the Findlay Creek Municipal Drain, measured shoreward from the top of bank is required as described on Schedule xxx.
- a no-build area of 15 metres measured from the edge of the no-touch area is required as described on Schedule xxx.

a no build area of 20 metres from the no touch fish habitat protection/enhancement area as described on Schedule xxx.

- the no-touch area shall be an area left in its natural state and protected from any human activity.
- the no-build area shall be an area where no, buildings or structures of any kind, including but not limited to residential dwellings, decks, gazebos, sheds, garages, workshops, septic systems, wells, swimming pools, change houses, pump houses, nor any structural landscaping of any kind are permitted. Further, the no build area shall be subject to a Landscaping Plan at Site Plan Control.

3. Document 3 will be added to Part 17 as Schedule xxx and will set out the areas identifying the no touch and no building zones for 3748 Rideau Road.

Document 3 – Zoning Schedule - REVISED

