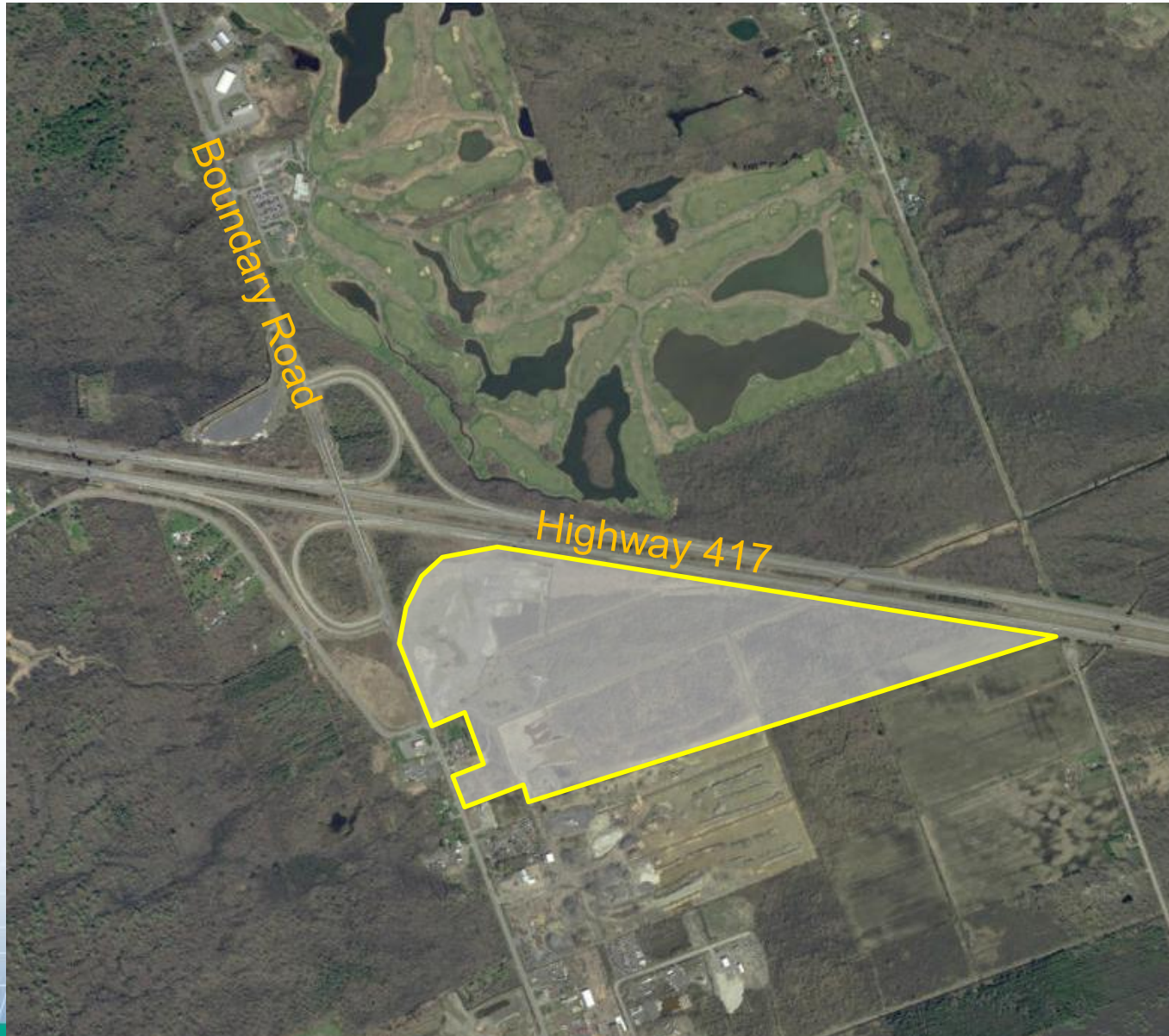


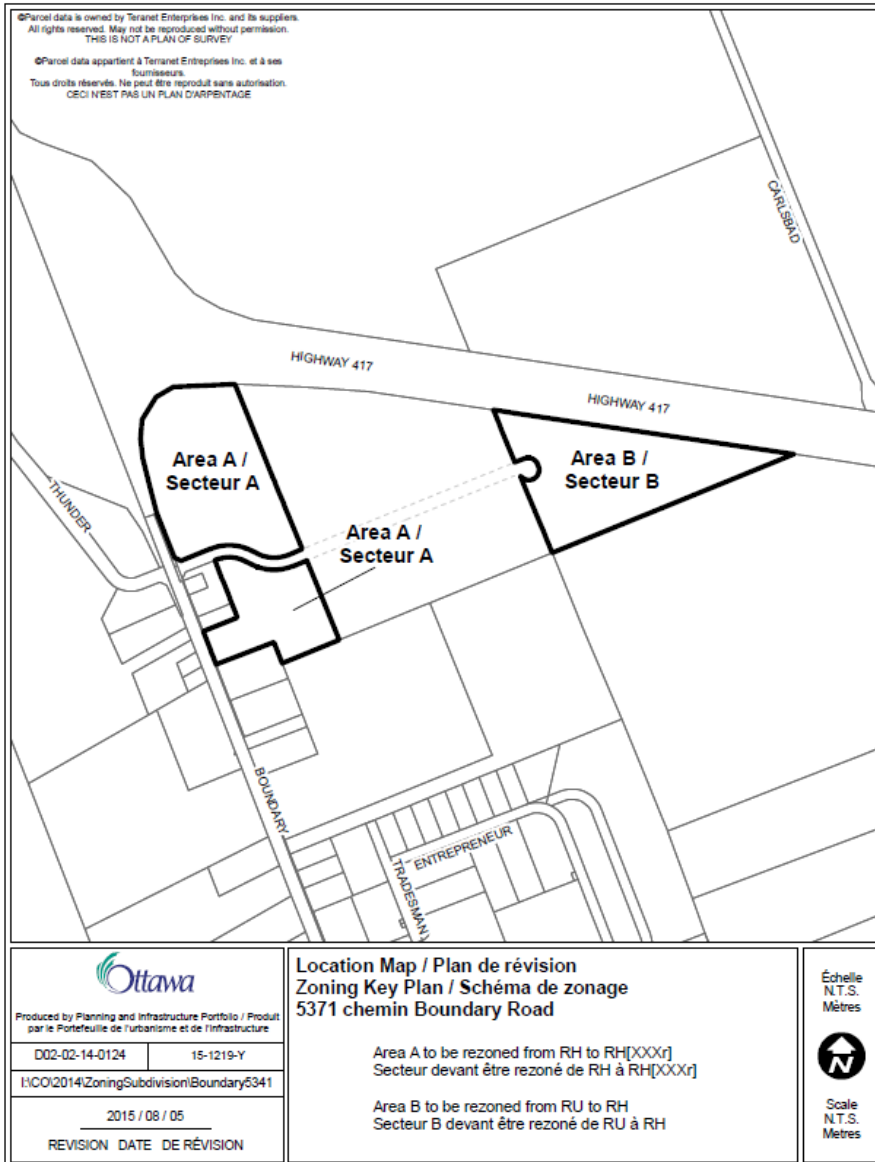
Zoning By-Law Amendment: 5371 Boundary Road and parts of 5329, 5341 and 5383 Boundary Road

Presented by: Sean Moore
Date: March 3, 2016

Site Location



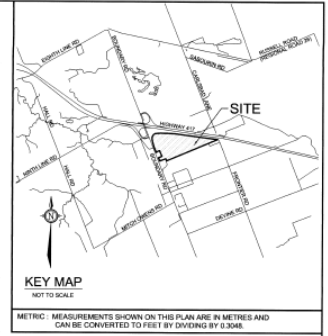
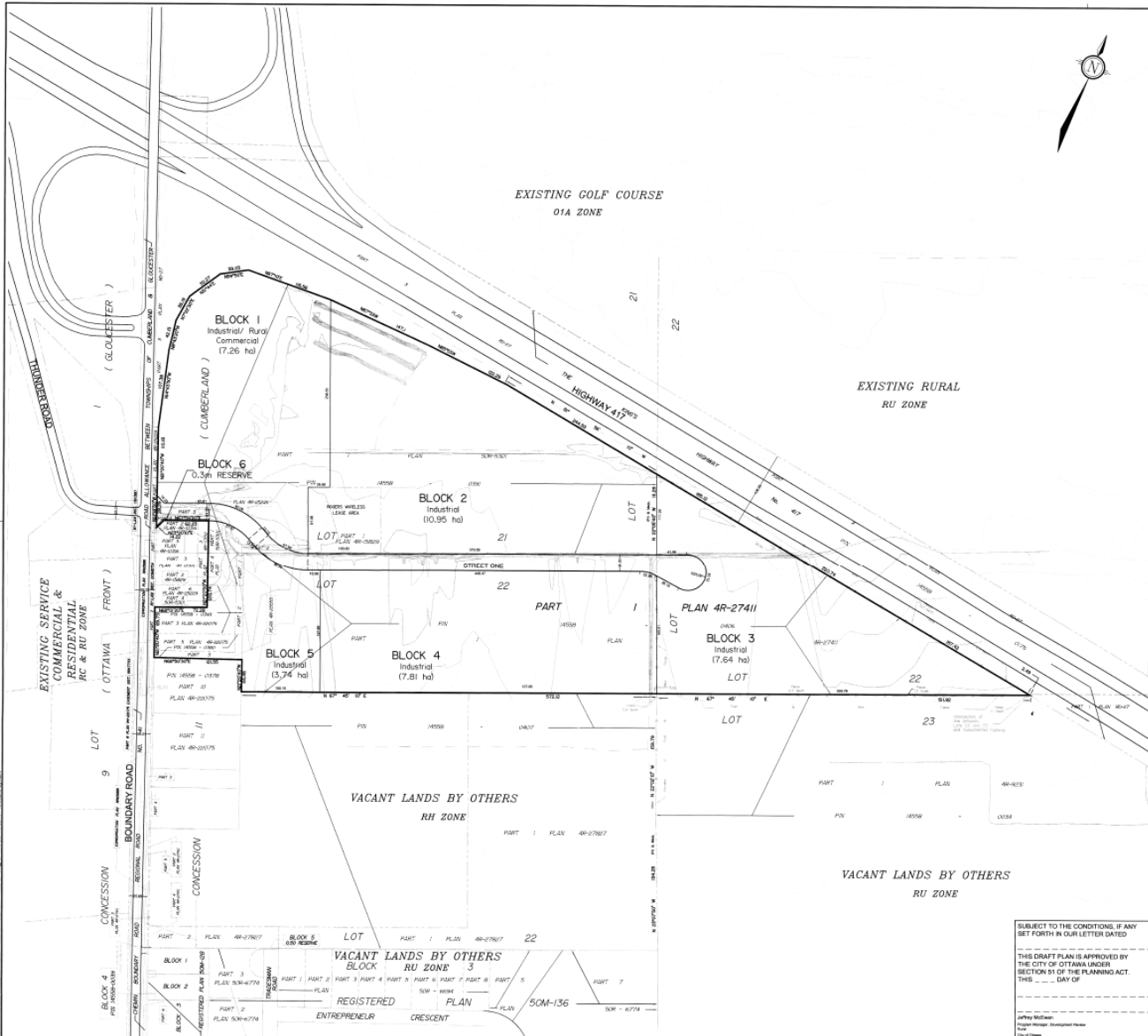
Zoning Proposal



Purpose:

- To amend the Rural Heavy Industrial Zone (RH) on Area A to permit additional commercial uses (limited in both size and to a rural character)
- To rezone Area B from Rural Countryside Zone (RU) to Rural Heavy Industrial Zone (RH) to facilitate an industrial subdivision

Plan of Subdivision



DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 21 & 22
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
NOW THE CITY OF OTTAWA
SCALE: 1:2500
OCTOBER 2014

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATE: OCTOBER 17, 2014

ANNE OSULIVAN, VOLTRIEK LTD.
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE

I, MICHEL P. DUBOIS, BEING THE REGISTERED OWNER, HEREBY AUTHORIZE NOVATECH ENGINEERING CONSULTANTS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF OTTAWA FOR REVIEW AND APPROVAL.

DATE: OCTOBER 17, 2014

MICHEL P. DUBOIS
FAST GATEWAY PROPERTIES LTD.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of all proposed lots shall be measured and shown as follows:
 - As shown on Draft Plan
 - B) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - C) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - D) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - E) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - F) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - G) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - H) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - I) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - J) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - K) The proposed lots shall be shown as follows:
 - As shown on Draft Plan
 - L) The proposed lots shall be shown as follows:
 - As shown on Draft Plan

EAST GATEWAY PROPERTIES LTD.

PROJECT No. 141082

NOVATECH
ENGINEERING CONSULTANTS LTD.
Suite 203, 2020 McLeod-Campbell Drive
Ottawa, Ontario, Canada K2M 1K1

Telephone: (613) 244-5843
Facsimile: (613) 244-5851
Website: www.novatech.com

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN OUR LETTER DATED _____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____

OFFICE: 1000
REGISTERED PLANNING ENGINEER
CITY OF OTTAWA

Official Plan Policies

Managing Growth (Section 2.2):

- Emphasis of growth in Rural Area are Villages, with allowance for rural development to occur outside Villages where compatible and appropriate

General Urban Area (Section 3.7.2):

- Permits variety of land-uses such as farms, rural housing small industries and includes rural industrial uses
- Non residential uses must meet rural character, and not be better suited for a Village.
- Non residential uses can be located outside of a Village if they meet the needs of travelling public and limited in size