

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 12, 2016 / 12 avril 2016**

**and Council / et au Conseil
April 27, 2016 / 27 avril 2016**

**Submitted on March 16, 2016
Soumis le 16 mars 2016**

**Submitted by
Soumis par:**

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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2016-PAI-PGM-0058

**SUBJECT: Zoning By-law Amendment – Part of 175 and Part of 375 March Valley
Road**

**OBJET: Modification au Règlement de zonage – Partie du 175 et partie du
375, chemin March Valley**

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 175 and Part of 375 March Valley Road to permit a golf course as a temporary use for a three-year period, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver la modification au Règlement de zonage 2008-250 pour une partie du 175 et pour une partie du 375, chemin March Valley, afin de permettre un terrain de golf comme utilisation temporaire pendant une période de trois ans, comme il est expliqué en détail le document 2.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 175 and Part of 375 March Valley Road

Owner

KRP Properties (a division of Kanata Research Park Corporation)

Applicant

Novatech Engineering Consultants Ltd.

Description of site and surroundings

The application is for a portion of the properties at 175 and 375 March Valley Road. The site is located east of Terry Fox Drive in the northeast sector of the Kanata North Business Park. The 1.14-hectare parcel extends both north and south of March Valley Road. The site is irregular in shape and is currently occupied by the Marchwood Golf Course, a par-3 short golf course. The golf course is operated from the clubhouse of the adjacent Marshes Golf Course on Terry Fox Drive and shares the existing parking lot. A Site Plan Control application for the short course was approved in July 2005.

The surrounding uses are as follows: the Marshes Golf Course is located to the west; the Department of National Defense Connaught Rifle Range lies to the east; vacant

industrial land is located to the south; and vacant land that has been draft plan approved for an industrial subdivision lies immediately to the north.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Business Park Industrial Subzone 8, Exception 172, Maximum Height 15 metres (IP8 [172] H (15)). The zone permits office type uses and low impact, light industrial uses such as technology industry, research and development centre, and service and repair shop in a business park setting. Site-specific exception 172 permits a golf course for a period of three years commencing April 25, 2012 and expiring April 25, 2015. As the three-year period has expired, this Zoning By-law amendment application has been submitted to permit the golf course use for an additional three-year period. The three-year period authorized by this amendment would begin one year ago at the time of the expiry of the previous by-law.

Brief history of proposal

There have been three previous Zoning By-law amendment applications to permit the golf course as a temporary use on the property since 2005. Most recently, By-law 2012-339 permitted the golf course for a temporary period of three years commencing April 25, 2012 and expiring April 25, 2015. The Marchwood par-3 golf course is permitted as an interim use until such time as the owner, KRP Properties, requires the land for business park development.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for a Zoning By-law amendment application. No public comments were received.

Official Plan designation

The Official Plan designates the property as Enterprise Area, intending that the lands are used primarily for business, employment, and economic activity. The designation encourages a variety of industrial and employment-generating uses, such as warehousing and distribution, manufacturing, communications, construction, office and research and development uses. An adequate supply of suitable employment land is essential to the future economic prosperity of Ottawa and its residents, as it provides for economic activities and job opportunities.

The proposed use of the site as a temporary golf course is in alignment with the policies outlined in the Official Plan. It protects and preserves the potential for future

employment use of the property by limiting the zoning to a three-year period. This temporary golf course use has minimal impact on the land, and the future development of the land for primary employment uses will not be impeded. The land retains its full development potential should the opportunity for employment use development proposals occur, as the impact of the three-year interim use is minor in nature.

Other applicable policies and guidelines

There are no community design plans or other guidelines applicable to the site.

Urban Design Review Panel

The property is not within a Design Priority Area and is, therefore, not subject to the Urban Design Review Panel process.

Planning rationale

The Official Plan allows the City to authorize the temporary use of lands, buildings or structures for any purpose that is otherwise prohibited by the comprehensive Zoning By-law. The proposed Zoning By-law amendment is consistent with the Official Plan designation, in that it retains the potential for employment generation. Given that the interim use of a golf course does not preclude the ability of the land to be developed in the future when the demand for new industrial development rises, the proposed temporary use is appropriate for the subject property.

The site will retain the current zoning of IP8[172]H(15). The text of Exception 172 would be amended to reflect that a golf course is a permitted use for a temporary period of three years commencing April 26, 2015 and expiring April 26, 2018.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Wilkinson is aware of the application related to this report.

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 this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a consideration related to Zoning By-law amendments.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES 2 – Enhance and protect natural systems.

EP3 – Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

The proposed temporary use of a golf course conforms to the Official Plan policies and is appropriate for the subject site. As such, the department is recommending the Zoning By-law amendment be approved.

DISPOSITION

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

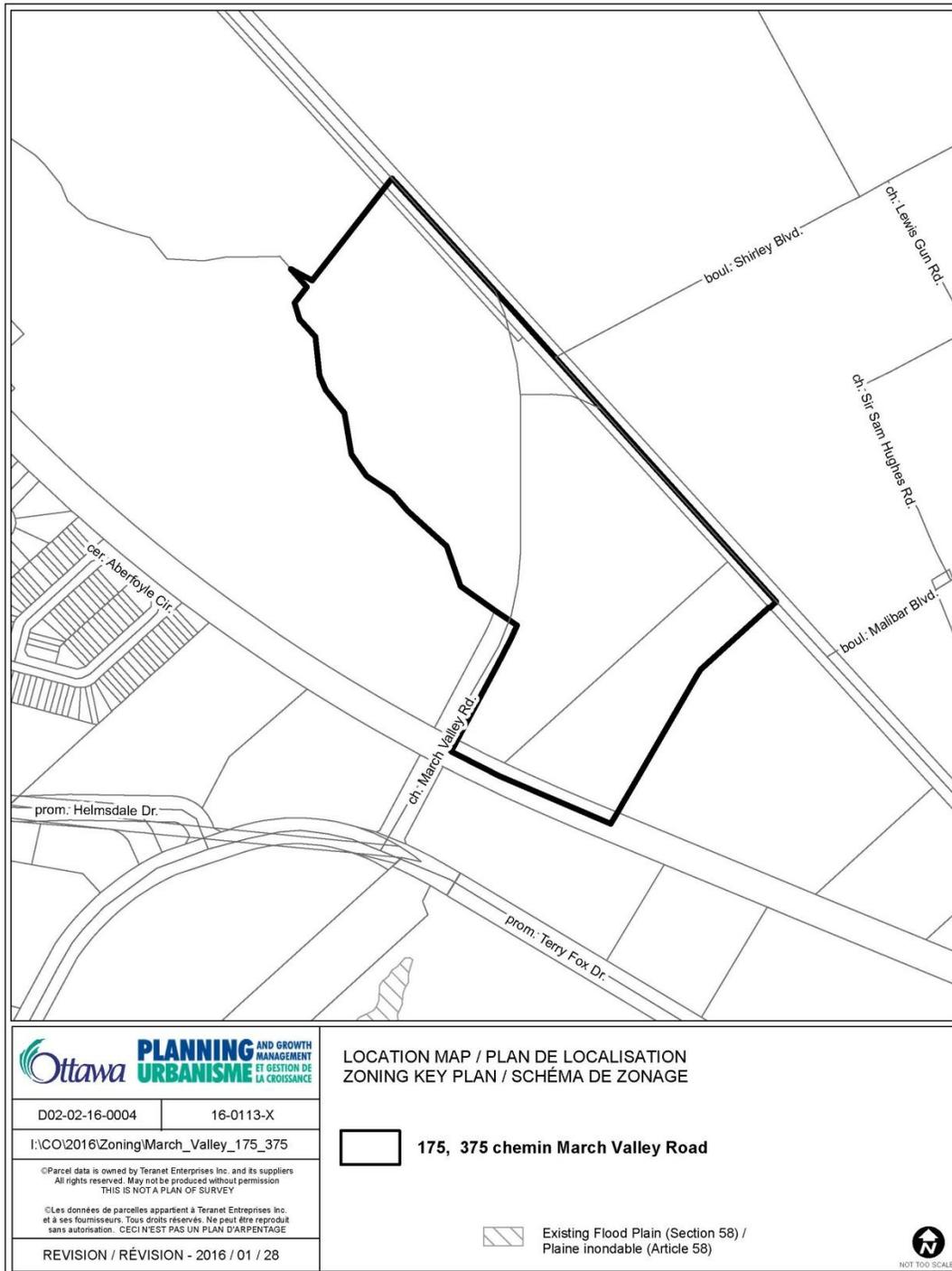
Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This is a map showing the location of the property that is subject to the Zoning By-law amendment. The property is located on March Valley Road east of Terry Fox Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 175 and Part of 375 March Valley Road is to amend Exception [172] in Section 239 - Urban Exceptions by replacing all the text in Column V with the following:

“a golf course is a permitted use for a temporary period of three years commencing April 26, 2015 and expiring April 26, 2018.”