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| <p>4. ZONING BY-LAW AMENDMENT – 4139 MOODIE DRIVE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 4139 PROMENADE MOODIE</p> |
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 4139 Moodie Drive to permit 'research and development centre' and 'office' as permitted uses, as shown on Document 1 and as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage n° 2008-250 concernant l'adresse 4139, promenade Moodie afin de permettre l'aménagement d'un « centre de recherche-développement » et d'un « bureau » en tant qu'utilisations autorisées, comme le montre le document 1 et comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 17 January 2018 (ACS2018-PIE-PS-0008).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 17 janvier 2018 (ACS2018-PIE-PS-0008).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 31
14 FEBRUARY 2018**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 31
LE 14 FÉVRIER 2018**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
1 February 2018 / 1er février 2018**

**and Council
et au Conseil
14 February 2018 / 14 février 2018**

**Submitted on 17 January 2018
Soumis le 17 janvier 2018**

Submitted by

Soumis par:

**Lee Ann Snedden,
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Lorraine Stevens, Planner / Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2018-PIE-PS-0008

SUBJECT: Zoning By-law Amendment – 4139 Moodie Drive

OBJET: Modification au Règlement de zonage – 4139 promenade Moodie

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4139 Moodie Drive to permit 'research and development centre' and 'office' as permitted uses, as shown on Document 1 and as detailed in Document 2.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 14 February 2018, subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage n° 2008-250 concernant l'adresse 4139, promenade Moodie afin de permettre l'aménagement d'un « centre de recherche-développement » et d'un « bureau » en tant qu'utilisations autorisées, comme le montre le document 1 et comme l'explique en détail le document 2.**
- 2. Que Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 14 février 2018, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

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

4139 Moodie Drive

Owner

8589119 Canada Inc. c/o David Alexander - Pro Slide Technology Inc.

Applicant

Greg Winters / Eric Bays, Novatech Engineers, Planners & Landscape Architects

Description of site and surroundings

The property is located on the east side of Moodie Drive, between Barnsdale Road and Brophy Drive. The property has an area of 20.96 hectares and approximately 200 metres of frontage on Moodie Drive. The property is generally flat and dominated by conifer plantations. There are currently no buildings or structures on the subject property, with the demolition of a dwelling unit and accessory garage in 2016.

North of the property is a large vacant parcel; two dwellings; a City of Ottawa owned property with a leaf and yard waste composting facility and a training facility for Ottawa Fire Services; and a six-mast radio broadcasting facility. To the East are several large parcels with frontage on William McEwen Drive with dwelling units. To the west, on the other side of Moodie Drive, are agricultural fields and a dwelling unit. To the south (4221 Moodie) is a large parcel under the same ownership as the subject property and is proposed to be a water park.

The property to the south (4221 Moodie Drive) has also been the subject of a rezoning in 2007 Agriculture and Rural Affairs Committee and Council approved a rezoning to permit:

- amusement park limited to a water park;
- restaurant, day care, retail store limited to a gift shop and office permitted as ancillary uses to the amusement park.

Provisions for yard setbacks, building size, landscape buffers and parking rates were also included in the rezoning. The development of 4221 Moodie requires Site Plan Control approval prior to proceeding

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Rural Countryside (RU). The intent of the RU zoning is to: accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside; recognize and permit a range of rural-based land uses which often have large lot or distance separation requirements; and regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

The proposed zoning for 4139 Moodie Drive is for a site-specific exception to permit the additional uses of 'research and development centre' and 'office'. This is to facilitate a research and development centre for water park rides and office for the overall water park project.

An 'office' use accessory to a 'research and development centre' would form part of the 'research and development centre' use and would not be required as an additional permitted use. This accessory office use would be limited in size, as per the regulations of the Zoning By-law for accessory uses (Section 55). However, to permit 'office' as a principal use, it is required to be added as a separate use. Staff can support this separate 'office' use if it is limited in scale. It has been demonstrated that a separate 'office' use up to 930 square metres can be supported by the studies provided with the development application.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. The proposal was subject to public notification. A public information package was mailed to property owners with properties within 120 metres of 4139 Moodie Drive, various Community Associations, and Councilor Scott Moffatt. In addition, a development sign was posted on the property. No comments or concerns were provided.

Official Plan designation

The property is designated General Rural Area in Schedule A of the Official Plan (OP). The intent of the General Rural Area is to provide a location for agriculture and for those non-agricultural uses that due to their land requirements or nature of their operation, would not be more appropriately located within urban or village locations.

Policy 3.7.2.5 of the OP states that a Zoning By-law amendment application is required when certain uses are proposed in the General Rural Area, of which 'research and development centre' and 'office' would be included.

Policy 3.7.2.6 of the OP further describes what must be considered when considering a rezoning for any use described in Policy 3.7.2.5, which includes:

- The use would not be better located in a village or the urban area;
- Privacy of adjacent landowners or the amelioration of potential adverse impacts;
- The impact that the development will have on:
 - neighbouring agricultural uses or nearby rural residential uses;
 - transportation, servicing, design and compatibility; and
 - environmental protection,

- The development is in keeping with the surrounding rural character and landscape.

In addition, as per direction of the OP, this proposal was required to be reviewed considering the policies for protecting mineral aggregate resource and aggregate operations from incompatible activities, a natural heritage system, species at risk, and Minimum Distance Separation (MDS) from farming operations.

Planning rationale

As per the Official Plan, the property owner provided an application to rezone the property.

The property to the south, 4221 Moodie Drive, (under the same ownership) was rezoned, in 2007, to permit an amusement park limited to a water park and some ancillary uses to the waterpark. The proposed development for the subject property, 4139 Moodie Drive, is part of a larger plan envisioned by the property owner for the two properties. This vision proposes a water park at 4221 Moodie Drive and a research and development facility at 4139 Moodie Drive, which will facilitate the design, prototyping, and testing of new water rides and emerging technologies. Additional office use to support the water park, limited in size, is also proposed.

In reviewing the application submission, staff and other technical agencies considered the various reports and concept plan provided, and are satisfied that the proposal:

- Would not be better located in a village or the urban area;
- Is in keeping with the surrounding rural character and landscape;
- Protects the privacy of adjacent landowners or can ameliorate for any potential adverse impacts;
- Will not have adverse impacts have on neighbouring agricultural uses, nearby rural residential uses, the environment or species and risk, and local transportation system;
- Will not conflict with future mineral aggregate extraction.

The development requires Site Plan Control approval prior to proceeding. However, the applicant provided various studies demonstrating that the proposed development can be constructed, adequately serviced, and the natural environment protected.

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 Moffatt provided the following comments:

“I am supportive of the application.”

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to no meeting of Agriculture and Rural Affairs Committee being scheduled for December 2017 or January 2018.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The Planning, Infrastructure, and Economic Development department supports this application because it is consistent with the Official Plan (OPA 150) and the Provincial Policy Statement (2014). Staff are satisfied that permitting the 'research and development centre' and 'office' uses on the property supports growth of the local economy, with little to no impacts to the environment or adjacent property owners.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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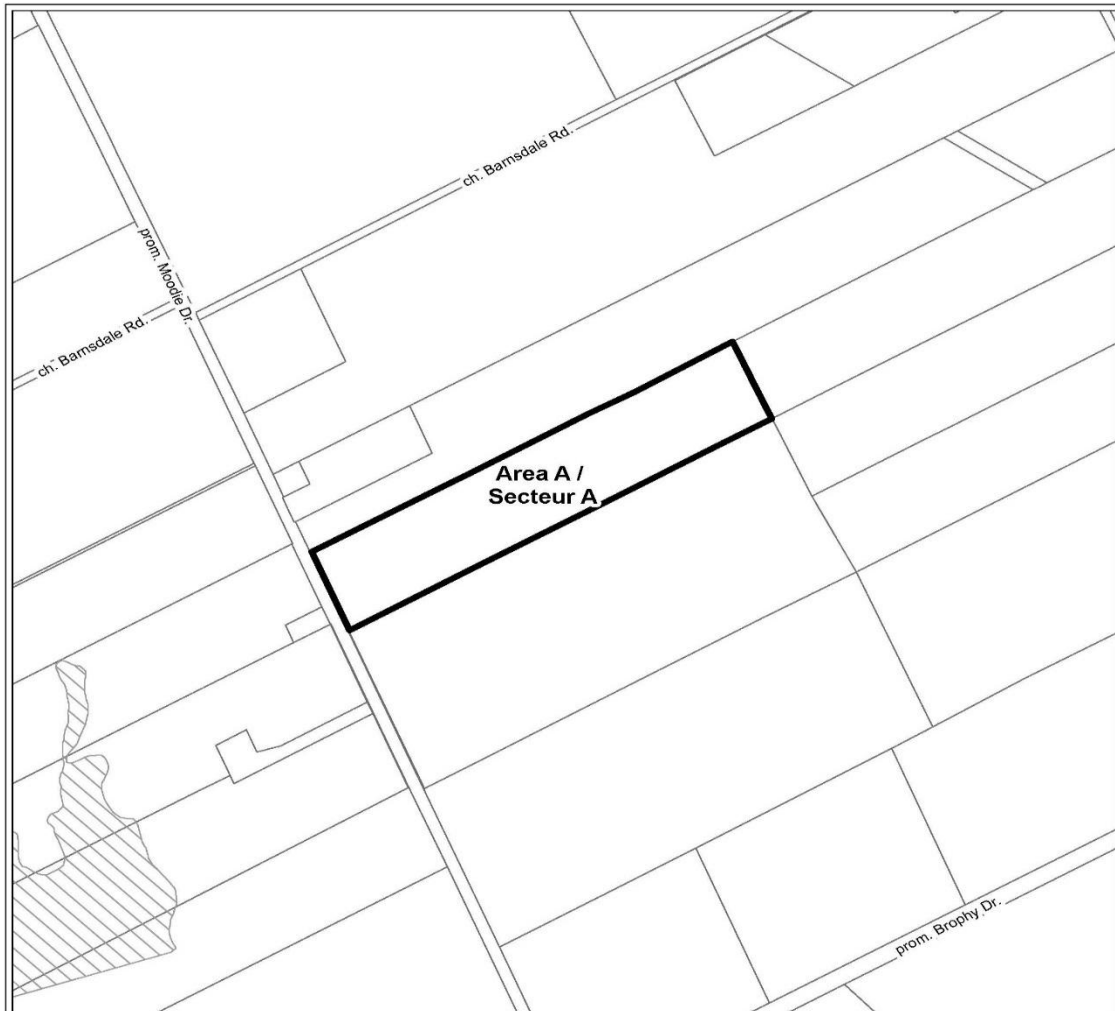
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Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



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|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-17-0039 | 17-1644-X |  | 4139 promenade Moodie Drive |
| I:\CO\2017\Zoning\Moodie_4139 | | | Area A to be rezoned from RU to RU[xxxr] Le zonage du secteur A sera modifié de RU à RU[xxxr] |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | |  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) | |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small> | | | |
| REVISION / RÉVISION - 2017 / 12 / 16 | |  | |

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 4139 Moodie Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception to Section 240 – Rural Exceptions with provisions similar in intent to the following:
 - a) In column II add the text, “RU[xxxxr]”
 - b) In column III add the text, “research and development centre” and “office”
 - c) In column V, add the following”
 - office must not exceed 930 square metre in gross leasable floor area