

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
7 June 2018 / 7 juin 2018**

**and Council  
et au Conseil  
13 June 2018 / 13 juin 2018**

**Submitted on 24 May 2018  
Soumis le 24 mai 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:**

**Anne Wang, Planner / Urbaniste, Development Review Rural / Examen des  
demandes d'aménagement ruraux**

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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2018-PIE-PS-0064**

**SUBJECT: Zoning By-law Amendment – 4041 Moodie Drive**

**OBJET: Modification au Règlement de zonage – 4041, promenade Moodie**

**REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4041 Moodie Drive to permit a training facility for Ottawa Fire Services, for a temporary term of one year, as shown in Document 1 and detailed in Document 2; and**

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 13 June 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 relativement au 4041, promenade Moodie, de façon à permettre un établissement de formation du Service des incendies d'Ottawa pour une période temporaire d'un an, comme l'illustre le document 1 et le précise 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 13 juin 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

4041 Moodie Drive

**Owner**

City of Ottawa

**Applicant**

Ottawa Fire Services

**Description of site and surroundings**

This site is located on the east side of Moodie Drive, south of Barnsdale Road, and west of William McEwen Drive and Highway 416 in Ward 21. It is an approximately 36-hectare parcel of vacant land and is surrounded by mineral extraction operations, a commercial storage business and agricultural uses.

**Summary of requested Zoning By-law amendment proposal**

The subject site is currently zoned Mineral Extraction, Rural Exception 301. This zoning designation permits for extraction operations, subject to the license process under the *Aggregate Resources Act*, a leaf and yard waste composting facility, and a waste processing and transfer facility. A temporary Zoning By-law amendment was approved by Council in 2016 to permit a fire training facility for a temporary term of two years ending on September 14, 2018.

The proposed training facility is utilized by Ottawa Fire Services. The development features temporary sea containers, water storage tanks as well as tankers and pumpers. Training operations include controlled burns. Portables have been placed on site for classroom training.

**Brief history of proposal**

Ottawa Fire Services has been in need of a training facility for the west-end of the city. Ottawa Fire Services considered three other locations and this site was selected in 2016 for its convenient location and lack of sensitive uses in the surrounding area. At that time, a temporary zoning amendment for two years was approved by Council to allow for training to be provided while a plan for a permanent facility is devised. This temporary zoning expires on September 14, 2018.

Ottawa Fire Services (OFS) wishes to continue operation of the proposed facility, but requires an extension of the temporary use application for an additional year, expiring September 14, 2019. OFS continues to explore options for a permanent fire training facility.

## **DISCUSSION**

### **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 concerns were identified.

### **Official Plan designation**

The site is designated as Sand and Gravel Resource Area in the Official Plan. Section 3.7.4 discusses sand and gravel pits as being the main uses for lands within the Sand and Gravel Resource Area; however, temporary non-residential uses may also be permitted provided that the use does not hinder the site for future mineral aggregate extraction.

### **Planning rationale**

Staff have no concerns with this proposed Zoning By-law amendment. This proposal is considered to be compatible with the lands and surrounding area, meeting the intent of the Official Plan.

### **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 is aware of this application and has no concerns.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risks 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 direct financial implications.

**ACCESSIBILITY IMPACTS**

The proposed facility will not be accessed by the public.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

C2 – Enable the achievement of our short and long term success.

**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

**CONCLUSION**

Staff do not have concerns with the proposal as it is temporary in nature and consistent with the Official Plan and Provincial Policy Statement.

**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.

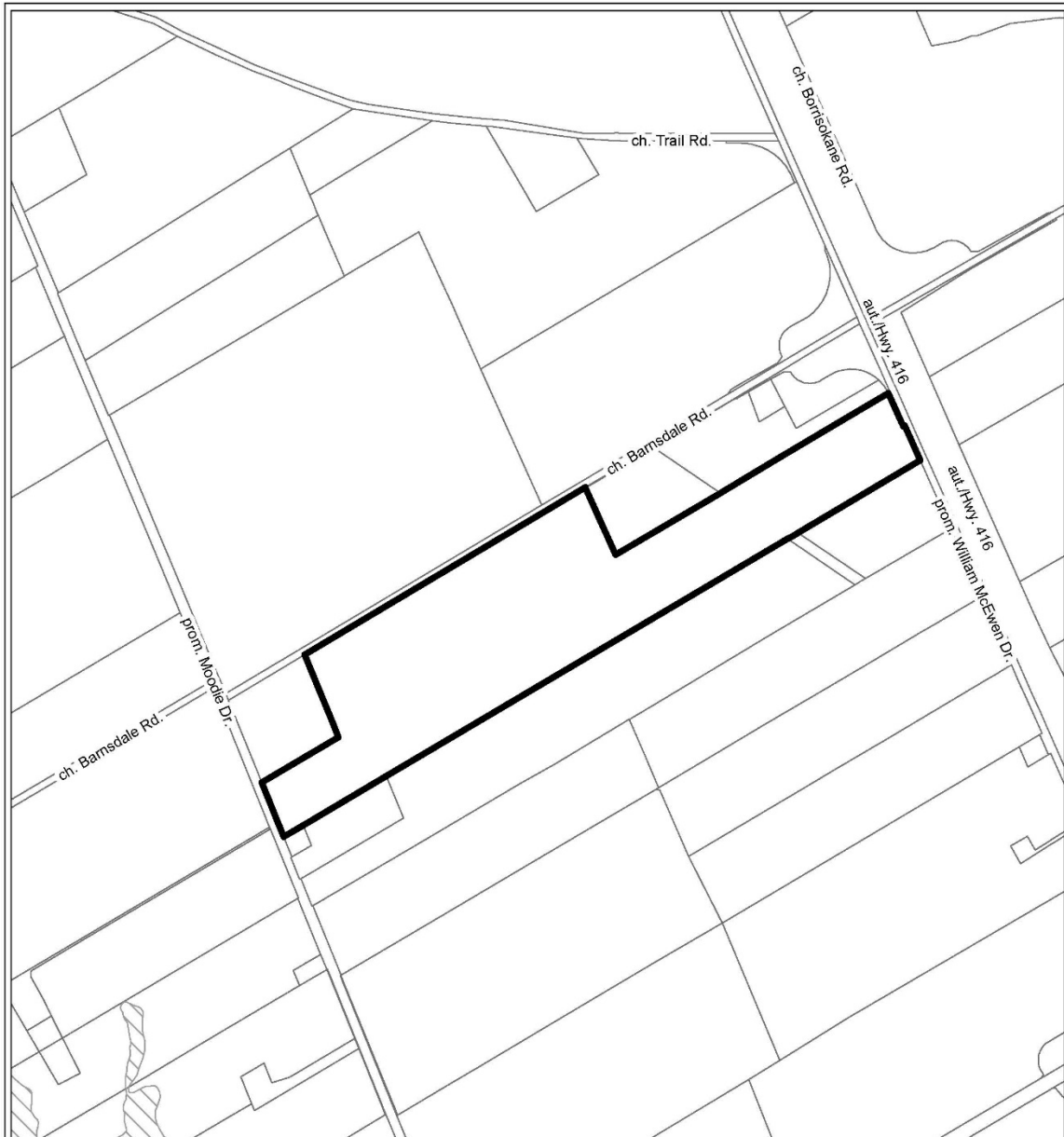
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





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](http://geoOttawa).



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0010	18-0229-X	 <b>4041 promenade Moodie Drive</b>	
I:\CO\2018\Zoning\Moodie_4041			
<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)	 NOT TO SCALE
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REVISION / RÉVISION - 2018 / 02 / 27			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 4041 Moodie Drive is to amend exception 301r in Section 240 – Rural Exceptions with provisions similar in effect to the following:

- a. In Column V – provisions add the text, “a training centre is permitted for a temporary period, ending on September 14, 2019.”