

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
12 June 2018 / 12 juin 2018**

**and Council / et au Conseil
June 27, 2018 / 27 juin 2018**

**Submitted on May 29, 2018
Soumis le 29 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:

**Victoria Bissonnette, Planner / Urbaniste, Development Review West / Examen
des demandes d'aménagement ouest**

613-580-2424, 27029, Victoria.Bissonnette@ottawa.ca

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

File Number: ACS2018-PIE-PS-0063

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

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

REPORT RECOMMENDATIONS

- 1. 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.**

2. That Planning 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 27 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’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage n° 2008-250 relativement à une partie du 175 et à une partie du 375, chemin March Valley, afin de permettre un terrain de golf comme utilisation temporaire pour une période de trois ans, comme le précise le document 2.
2. Que le Comité de l’urbanisme 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 27 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

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 1.4-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 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 26, 2015 and expiring April 26, 2018. 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 at the time of expiry of the previous by-law.

Brief history of proposal

There have been four prior Temporary Zoning By-law amendments processed in order to permit the proposed temporary use on the subject lands since 2005. The previous amendments were approved, as the proposed use is compatible with the surrounding lands. The most recent By-law 2016-137 expires on April 26, 2018. This application wishes to extend the temporary zoning for an additional three years.

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 City of Ottawa Official Plan (OPA 180) designates the property as "Urban Employment Area", intending that the lands are used primarily for business, employment, and economic activity. The designation encourages a variety of uses that support this function such as offices, manufacturing, warehousing, distribution and research and development facilities. 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 the primary employment uses will not be impeded. Because of the low impact of the three-year interim use, the land retains its full development potential should the opportunity for employment use development proposals occur.

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 with 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 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 June 27, 2018 and expiring June 27, 2021.

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 concurs with this report.

LEGAL IMPLICATIONS

There are no legal implications in respect of implementing the recommendation contained within the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

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.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

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

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

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.

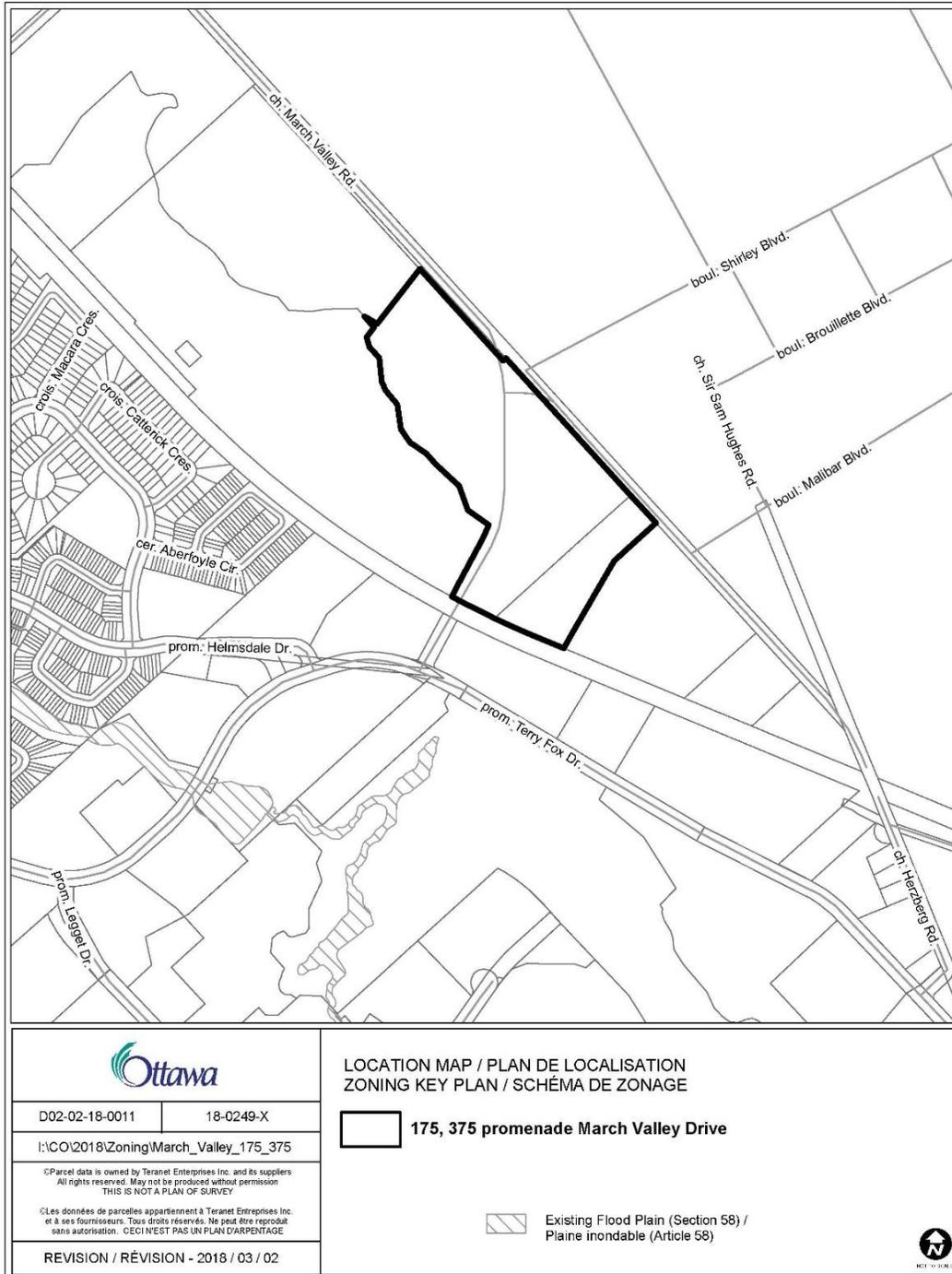
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

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:

1. Exception [172] in Section 239 - Urban Exceptions is amended as follows:

(a) By deleting all of the text in Column V; and

(b) By replacing it with following:

“a golf course is a permitted use for a temporary period of three years commencing June 27, 2018 and expiring June 27, 2021.”