

**2. ZONING BY-LAW AMENDMENT – 2415 RICHARDSON SIDE ROAD
MODIFICATION DU RÈGLEMENT DE ZONAGE – 2415, CHEMIN
RICHARDSON SIDE**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2415 Richardson Side Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Countryside Zone, Rural Exception XXXXr (RU[XXXXr]), to add a warehouse as a permitted use, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 2415, chemin Richardson Side, en vue de faire passer le zonage du terrain de « Zone d'espace rural (RU) » à « Zone d'espace rural, exception rurale XXXXr (RU[XXXXr]) » afin qu'un entrepôt soit ajouté aux utilisations permises, comme le précise le document 2.

Documentation/Documentation

- 1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated November 23, 2020 (ACS2020-PIE-PS-0040)**

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 23 novembre 2020 (ACS2020-PIE-PS-0040)

- 2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, December 3, 2020**

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 3 décembre 2020

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 18
DECEMBER 9, 2020**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 18
LE 9 DÉCEMBRE 2020**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
3 December 2020 / 3 décembre 2020**

**and Council
et au Conseil
9 December 2020 / 9 décembre 2020**

**Submitted on 23 November 2020
Soumis le 23 novembre 2020**

**Submitted by
Soumis par:**

Douglas James,

Acting Director / Directeur par intérim

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:

**Krishon Walker, Planner / Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

613-580-2424, 24161, Krishon.Walker@ottawa.ca

Ward: WEST CARLETON-MARCH (5)

File Number: ACS2020-PIE-PS-0040

SUBJECT: Zoning By-law Amendment – 2415 Richardson Side Road

**OBJET: Modification du Règlement de zonage – 2415, chemin Richardson
Side**

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2415 Richardson Side Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Countryside Zone, Rural Exception XXXXr (RU[XXXXr]), to add a warehouse as a permitted use, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of *December 9, 2020*," 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 du Règlement de zonage 2008-250 visant le 2415, chemin Richardson Side, en vue de faire passer le zonage du terrain de « Zone d'espace rural (RU) » à « Zone d'espace rural, exception rurale XXXXr (RU[XXXXr]) » afin qu'un entrepôt soit ajouté aux utilisations permises, comme 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 09 décembre 2020 », 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

2415 Richardson Side Road

Owner

Canadian Broadcasting Corporation

Applicant

Marc Rivet, J.L. Richards & Associates Limited

Architect

Gordon Krieg, Pye & Richards - Temprano & Young Architects Inc.

Description of site and surroundings

This site is located at the intersection of Richardson Side Road and William Mooney Drive within Ward 5 and is approximately 18.09 hectares in size. The south portion of the site is previously developed and is used as a CBC monitoring station while the north portion of the site is an undeveloped woodlot that is a part of the Natural Heritage System. The property is surrounded by low-rise residential uses to the west and north, industrial uses to the east and a variety of rural uses to the south.

Summary of requested Zoning By-law amendment proposal

The application has been submitted to amend the zoning for the site from Rural Countryside Zone (RU) to Rural Countryside Zone, Rural Exception XXXXr (RU[XXXXr]). The intent is to permit the existing warehouse as a principal use on the site.

DISCUSSION

Public consultation

Notification and public consultation were 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 property is designated General Rural Area as per Schedule A of the Official Plan. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude, or resist continued agricultural and or other non-residential uses. This Zoning By-law amendment application is consistent with the policies of the Official Plan [Section 3.7.2].

Planning rationale

This Zoning By-law amendment will affect approximately 18.09 hectares of land, as shown in Document 1. This Zoning By-law amendment would affect the entirety of the subject site and would rezone the land from RU to RU[XXXXr].

The intent of the RU zone is to accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan. The RU zone permits a range of uses appropriate for a rural location.

The Rural Exception would add the existing warehouse, which is currently accessory to CBC's monitoring station, as a permitted use on the property in order to allow for the expansion of the warehouse. The applicant has also submitted a Site Plan Control application.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

This Zoning By-law amendment would expand the permitted uses for the subject site, to allow the expansion of the existing warehouse. This is consistent with the policies for the General Rural Area.

COMMENTS BY THE WARD COUNCILLOR

Councillor Eli El-Chantiry is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

The approximately 7.56 hectares woodland to the north of the subject site is a part of the Natural Heritage System and any future development on the site may be subject to further applications under the Planning Act, at which point staff would require an Environmental Impact Statement (EIS).

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0090) 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

Planning, Infrastructure and Economic Development supports this Zoning By-law amendment as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

DISPOSITION

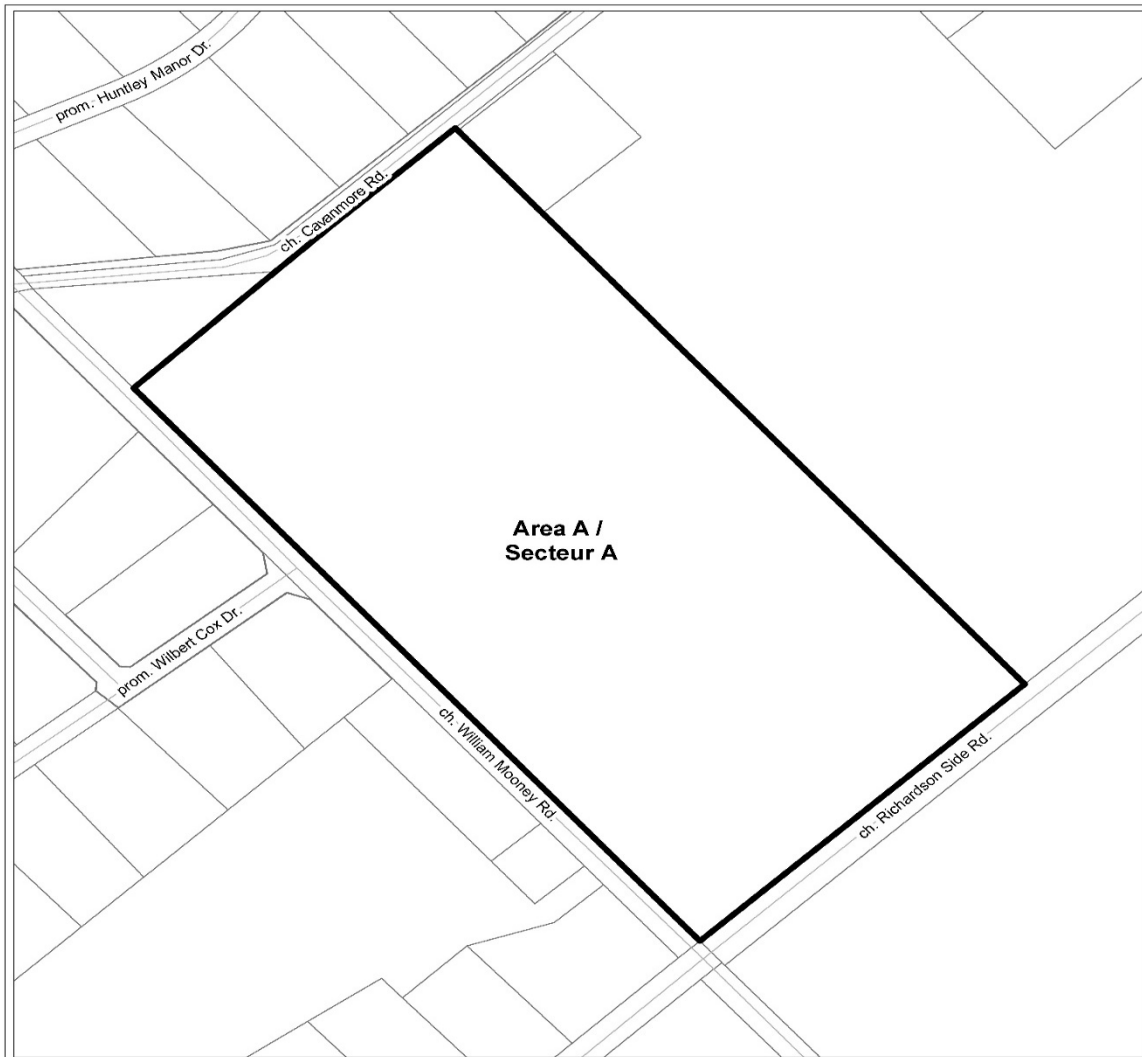
Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.




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, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-20-0090 D07-12-20-0123	20-0890-L	2415 ch. Richardson Side Rd.	
I:\CO\2020\ZKP\RichardsonSide_2415		 Area A to be rezoned from RU to RU[XXXXr] Le zonage du secteur A sera modifié de RU à RU[XXXXr]	
<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>			
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REVISION / RÉVISION - 2020 / 10 / 09		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 2415 Richardson Side Road to:

- a. rezone the lands shown as Area A in Document 1 from RU to RU[XXXXr] to permit a warehouse.