

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'urbanisme  
4 February 2021 / 4 février 2021**

**and Council  
et au Conseil  
10 February 2021 / 10 février 2021**

**Submitted on January 22, 2021  
Soumis le 22 janvier 2021**

**Submitted by  
Soumis par:  
Doug 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**

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**Ward: BARRHAVEN (3)**

**File Number: ACS2021-PIE-PS-0019**

**SUBJECT: Zoning By-law Amendment – 4497 O'Keefe Court**

**OBJET: Modification au Règlement de zonage – 4497, cours O'Keefe Court**

#### **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4497 O'Keefe Court to amend exception 401r of Section 240 – Rural Exceptions to permit a warehouse to occupy more than 50 per cent of the gross floor area of a building, as shown in Document 1 and 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 February 10, 2021”, 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 relative au 447, cour O’Keefe afin de modifier l’exception 401r de l’article 240 – Exceptions rurales pour permettre à un entrepôt d’occuper plus de la moitié de la surface de plancher hors œuvre brute, comme indiqué dans le document 1 et expliqué en détail dans le document 2.
2. Que le 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, 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 10 février 2021 », 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

4497 O’Keefe Court

**Owner**

The Properties Group Inc.

**Applicant**

Ray Essiambre

**Description of site and surroundings**

The site is located at 4497 O'Keefe Court, in the rural area of the Barrhaven Ward (Ward 3) and is a 6.9-hectare parcel of land abutting Highway 416 to the west, and Lytle Park to the east. The Cedarhill Golf and Country Club and estate residential subdivision is located approximately 350 metres to the east with an expansion of the Onnasa Springs estate lot subdivision to the north (Document 1).

The lands across O'Keefe Court to the south are within the urban area, where O'Keefe Court is the divide between the urban and rural areas. Those lands to the south are planned and developing as a business park, where they are designated 'Prestige Business Park' in the South Nepean Secondary Plan Areas 9 and 10, and zoned Business Park Industrial Zone (IP). This business park is intended to develop in a low impact industrial, employment nature, with a high proportion of lot area devoted to landscaped area. The IP zone limits uses that generate noise, odour and other environmental impacts and generally permits a range of uses including research and development facilities, light manufacturing and production facilities, offices, and hotels

**Proposal**

The site is currently zoned Rural General Industrial Zone (RG[401r]-h), and permits industrial type of uses, including a 'warehouse'. Rural Exception '401' requires that any single warehouse use may occupy up to a maximum of 50 per cent of the gross floor area of a building. The proposal is to remove this restriction on warehousing, thus permitting a stand-alone warehouse with no gross floor area restriction.

**Related Site Plan Control application (D07-12-16-0015)**

A 7,000 square metre warehouse is proposed as part of an accompanying Site Plan Control application. This application is a phased Site Plan, where Phase 1 illustrates a multi-tenant warehouse, on private septic services (Document 4). Access to the site is directly from O'Keefe Court, with a future entrance off a new proposed north/south road that is to be constructed along the shared property line with Lytle Park. The site is serviced by municipal water.

## **Existing Official Plan Designation**

The property is designated 'General Rural Area', on Schedule A within the City's Official Plan Volume 1. The General Rural Area contains a variety of land uses, such as farms, rural housing, wood lots and forests, small industries, golf courses, and in many places, existing clusters of residential subdivisions and severances and commercial development. 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.

## **Existing Zoning**

The site is currently zoned Rural General Industrial Zone (RG[401r]-h), and permits industrial type of uses, including 'Office', 'Light Industrial' and 'Warehouse'. Rural Exception '401' requires that any single warehouse use may occupy up to a maximum of 50 per cent of the gross floor area of a building.

The holding symbol ('h') is in place until such time as the site is granted Site Plan approval, and then at that time it can be removed. The holding symbol states:

"The holding symbol may only be removed by amendment to this by-law following submission and approval of a Site Plan application that shows development is complementary to its gateway function and to the Prestige Business Park designation of the Secondary Plan of South Nepean Urban Areas 9 and 10."

## **Summary of Requested Zoning By-law Amendment Proposal**

The purpose of the Zoning By-law Amendment is to amend exception 401r of Section 240 – Rural Exceptions by removing the text that limits any single warehouse use occupying up to a maximum of 50 per cent of the gross floor area of a building. All other zoning provisions related to the General Rural Industrial (RG) zone and Rural Exception 401, including the holding symbol, shall remain in place.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Staff received one inquiry about this application, details are in Document 3 of this report.

## **Applicable Policies**

### **Provincial Policy Statement (PPS) 2020**

The PPS focuses on growth and development within the urban and rural settlement areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Further, land uses are to be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the PPS seeks to use a land-use regime to direct promote patterns of development that support and sustain the financial well being of the Province over the long term. In particular, the following policies were reviewed when looking at this application as it pertains to managing and directing land-use, land-use compatibility, rural lands, and employment:

#### **1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

The PPS Section 1.1 speaks to efficient development and land-use patterns that sustain municipalities well being over the long term. This includes the provision of range and mix of residential, employment, institutional and recreational uses, and avoiding development patterns that would cause environmental, public safety or health concerns.

##### **1.1.5 Rural Lands in Municipalities**

When developing within Rural Lands within Municipalities, the PPS states that: “Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.”

Development is also encouraged that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

#### **1.3 Employment**

Employment policies are focused on the promotion of economic development and competitiveness. This is to be achieved through provision of a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and the provision of the necessary infrastructure to support current and projected needs

## **Official Plan (Volume 1)**

The General Rural Areas are designated on Schedule A with the intent to provide locations for agriculture and for those non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within urban or Village locations. Furthermore, other new non-residential uses are permitted that would not be better located within a Village or Rural Employment Area and which are in keeping with the rural character.

### **Appropriateness of Zoning By-law Amendment**

The subject site is currently zoned for rural industrial uses and is located across O'Keefe Court from the Prestige Business Park bound by Fallowfield Road and O'Keefe Court. The site directly abuts Highway 416 and is adjacent to the Fallowfield and Highway 416 interchange. Although direct interchange access is not available, there is relatively good access by utilizing O'Keefe Court and Fallowfield Road, to access the highway ramp approximately 1,200 metres away.

The site was originally rezoned from Mineral Extraction (MX) in the former City of Nepean Zoning By-law, to an Industrial Business Campus Zone, with a holding provision (MBC(H)). The intent of the MBC(H) Zone was to permit an industrial commercial zone, which permitted a range of uses that included; bank, business office, hotel, light assembly, and multi-occupancy industrial use. The maximum 50 per cent gross floor area for a single warehouse provision was inserted in the subsequent 2008-250 comprehensive zoning review to harmonize the various City and Township zoning by-laws into one City of Ottawa Zoning By-law, to encourage the buildings having multiple tenants.

### **Business Park Context**

Although the subject site is not located within the South Nepean Secondary Plan Areas 9 and 10, it relates to this plan in its proximity to the planned Business Park and forms part of the bigger employment land context. This site is a desirable location for warehousing uses, and by removing the restriction on a stand-alone warehouse it will encourage the development potential of the site, and thus is a supportable zoning provision change.

### **Operational and Design Matters**

The Site Plan Control process will guide architectural and site design to ensure the building design respects the gateway feature of this site, and visibility from Highway

416. The Site Plan process can also effectively manage site lighting, noise attenuation design, truck access and egress points, and loading areas. Removing the restriction of warehousing to 50 per cent of the gross floor area of any building will have little impact on Site Plan Control matters.

### **Provincial Policy Statement**

Staff have determined that the recommendations of this report are consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

The site is uniquely situated between the City's Urban Area and developing urban business park to the south, Highway 416 to the west, Lytle Park to the east, and surrounded to the northeast by the Cedarhill estate lot subdivision and Cedarhill Golf and Country Club. Although the site is technically within the Rural Area on Schedule A of the City's Official Plan, it is isolated from the rural area, and thus development as an industrial property has no adverse impacts on either Village development nor the general rural area / countryside area. Furthermore, given its proximity to the municipally serviced area, the site has received permission to be serviced by municipal water.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Harder is aware of 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 report.

### **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 implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification: Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, and branding Ottawa as a place to be.

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to significant time allocated to resubmission of revised materials, and issue resolution.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Accompanying Site Plan

## **CONCLUSION**

The proposed zoning implements is consistent with the Provincial Policy Statement (2020) and conforms to the General Rural Area designation of the City's Official Plan. The site currently benefits from the permitted 'warehouse' use, and by expanding that use by removing its restrictions to gross floor area, the site can develop to its full potential where it is adjacent to both a highway interchange, and a developing business park.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services 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, 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	
D02-02-20-0069	20-0961-D	 <b>Part of / Partie de 4497 cour. O'Keefe Court</b>	
I:\COV2020\Zoning\O'Keefe_4497			
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REVISION / RÉVISION - 2020 / 11 / 03			

## **Document 2 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 4497 O’Keefe Court, are as follows:

1. Amend exception 401r under Section 240 – Rural Exceptions as follows:
  - a. In Column V remove the following text:
    - “any single warehouse use may occupy up to a maximum of 50 per cent of the gross floor area of a building”

### **Document 3 – Consultation Details**

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.

#### **Summary of input from the community:**

Question: What is the proposed tenant within the warehouse?

Response: At this time the tenant for a future warehouse at this site has yet to be determined. The related Site Plan Control application illustrates how the site will be designed but does not identify the tenant name(s).

