

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 19  
FEBRUARY 24, 2021**

**17**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 19  
LE 24 FÉVRIER 2021**

**EXTRACT OF DRAFT MINUTES 20  
AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
FEBRUARY 4, 2021**

**EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 20  
COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
LE 4 FÉVRIER 2021**

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**3. ZONING BY-LAW AMENDMENT – 4497 O'KEEFE COURT**

**ACS2021-PIE-PS-0019**

**BARRHAVEN (3)**

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- 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.**

Sean Moore, Planner, Planning Services, Planning, Infrastructure and Economic Development (PIED) gave a brief PowerPoint presentation. A copy of the presentation is held on file in the City Clerk's office.

Following the presentation, Committee Members heard from the following delegations:

1. \*Susan Brownrigg-Smith – Would like the Committee to appreciate the impact that this would have. Had concerns about warehousing and the size of the warehouse. The size of the building is a red herring. The building size restriction doesn't achieve the net benefit we are looking for. Type of traffic scaled back to the original concept of the site. Road infrastructure is not there and exasperate bottle necks. Fundamentally not seeing any net benefit to any stake holder other than the developer. Recommends ARAC denies the application.
2. \*Andrew Glass – Wants to distance this from Amazon type size. He spoke to Councillor Harder's motion – with 50% cap, limits type of tenants. Agreed to hard cap on size which should give assurance that this won't be size of an Amazon or Wayfair warehouse. Hopes that Community Association can get on board with this compromise. Traffic concerns would be dealt with at Site Plan Approval stage.

[ \* *All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]*

Written submissions all opposed to staff recommendations were received from:

- Orchard Estates Community Association
- Ron Damiani
- Andrew Lee & Joy Asbil-Lee
- Paul Rachniowski

Councillor Harder introduced the following motion for consideration and spoke to the reasoning behind it.

The report recommendations were put to Committee and **CARRIED as amended by the following:**

**MOTION**

Moved by Councillor Jan Harder

**WHEREAS the staff recommendations of the zoning report for 4497 O'Keefe Court is recommending the removal of the 401r exception zone wording in Section 240 of the Zoning By-law that states "any single warehouse use may occupy up to a maximum of 50 per cent of the gross floor area of a building"; and**

**WHEREAS based upon the zoning requirements of lot coverage, parking, loading, septic field, and landscaping, the removal of this provision could result in a maximum size of approximately a 250,000 square foot (23,225 square metre) single warehouse building; and**

**WHEREAS the applicant's zoning by-law amendment proposal to remove the 50 per cent gross floor area restriction on warehousing was for the purpose of securing a single warehouse tenant or building in the upper range of 8,175.5 square metre (88,000 square foot); and**

**THEREFORE BE IT RESOLVED that staff recommend maintaining the proposal to remove the 50 per cent gross floor area cap, but be amended to introduce a new cap on the size of a single warehouse building such that a new exception is added to Section 240, rural exception 400r, Column V stating "no single warehouse building and/or use can be greater than 8,175.5 square metres of gross floor area in size"; and**

**THEREFORE BE IT FURTHER RESOLVED that the rezoning report for 4497 O'Keefe Court be deferred until the February 24, 2021 City Council meeting; and**

**BE IT FURTHER RESOLVED that pursuant to the Planning Act, subsection 34(17) no further notice be given.**

**CARRIED**