

5. Zoning By-law Amendment – 8605 Campeau Drive

Modification du Règlement de zonage – 8605, promenade Campeau

Committee recommendation, as amended

That Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, by adding a new exception to permit a car wash as an ancillary use to a gas bar, as detailed in Document 2.

Recommandation du Comité, telle que modifiée

Que le Conseil approuve une modification du *Règlement de zonage (no 2008-250)* visant le 8605, promenade Campeau, comme il est indiqué dans le document 1, afin d'ajouter une nouvelle exception qui permettrait un lave-auto en tant qu'utilisation auxiliaire d'un poste d'essence, comme il est exposé en détail le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated February 14, 2023 (ACS2023-PRE-PS-0024)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 14 février 2023 (ACS2023-PRE-PS-0024)

2. Extract of draft Minutes, Planning and Housing Committee, February 27, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 27 février 2023

Planning and Housing
Committee
Report 4
March 8, 2023

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Comité de de la planification et
du logement
Rapport 4
Le 8 mars 2023

Extract of Minutes 4
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Extrait du procès-verbal 4
Comité de la planification et du logement
Le 27 février 2023

Zoning By-law Amendment – 8605 Campeau Drive

File No. ACS2023-PRE-PS-0024 - Kanata North (4)

The Applicant, as represented Jonah Bonn, Holzman Consultants was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as amended by the following:

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, to permit a car wash as an ancillary use to a gas bar in the MC[2598] H(18) zone, as detailed in Document 2.**
- 2. That Planning and Housing 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 March 8, 2023," subject to submissions received between the publication of this report and the time of Council's decision**

Carried as amended

Amendment:

Motion No. PHC 2023-4/03

WHEREAS Report ACS2023-PRE-PS-0024 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a car wash as an ancillary use to a gas bar on part of the lands municipally known as 8605 Campeau Drive; and

WHEREAS the current version of the Report contains certain errors that would unintentionally apply changes to the Zoning By-law other than the changes recommended by staff; and

WHEREAS a technical amendment is required to exclude these unintended changes from the proposed amendment to the Zoning By-law;

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend the Report in Planning and Housing Committee Agenda 4, Item 4.7 by:

- 1. Replacing the text of Report Recommendation 1 with the following text:**

“1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, by adding a new exception to permit a car wash as an ancillary use to a gas bar, as detailed in Document 2.”

; and

- 2. Replacing the text on Page 8 that reads:**

“Exception 2598

Additionally, staff recommend minor changes to the provisions of Exception 2598 to clarify the wording without changing the original intent.”

with the following text:

“New Exception

Additionally, staff recommend adding a new urban exception in order to permit a car wash as an ancillary use to a gas bar on the lands subject to this application but not on lands that are currently zoned Urban Exception 2598 and are not subject to this application.”

; and

- 3. Replacing Document 1 – Location Map and Zoning Key Map with Attachment 1 to this Motion; and**
- 4. Replacing Document 2 – Details of Recommended Zoning with Attachment 2 to this Motion.**

; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Carried