

**Subject: Zoning By-law Amendment - Part of 5134 Piperville Road**

**File Number: ACS2023-PRE-PS-0107**

**Report to Agriculture and Rural Affairs Committee on 5 October 2023**

**and Council on 11 October 2023**

**Submitted on September 21, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Luke Teeft, Planner I, Development Review Rural**

**(613) 580-2424 ext.21886, luke.teeft@ottawa.ca**

**Ward: Osgoode (20)**

**Objet: Modification du Règlement de zonage – partie du 5134, chemin  
Piperville**

**Dossier : ACS2023-PRE-PS-0107**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 5 octobre 2023**

**et au Conseil le 11 octobre 2023**

**Soumis le 21 septembre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Luke Teeft, Urbaniste I, Examen des demandes  
d'aménagement ruraux**

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**Quartier: Osgoode (20)**

## REPORT RECOMMENDATIONS

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 5134 Piperville Road, as shown in Document 1, to permit the construction of an electrical transformer station as detailed in Document 2.
2. That the 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 October 11, 2023," 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 une partie du 5134, chemin Piperville, un bien-fonds illustré dans le document 1, afin de permettre la construction d'un poste de transformation électrique, comme l'expose en détail 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 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 11 octobre 2023 », 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 5134 Piperville Road

**Owner**

Hydro Ottawa Limited

**Applicant**

Barrett Wagar on behalf of Stantec Consulting Ltd.

**Description of site and surroundings**

The subject property is located on the south side of Piperville Road, less than 200 metres southwest of the intersection of Piperville Road and Farmers Way. The irregular shaped parcel has an area of 16,397.48 square metres with a frontage of 58.47 metres. The site does not contain any existing structures and consists entirely of naturalized lands. The surrounding lands consist of a hydro corridor to the northeast and low-density residential uses along Piperville Road.

**Summary of proposed development**

The applicant is proposing to sever a parcel fronting onto Piperville Road and construct a municipal transformer station. No new construction is proposed on the retained lands and the existing dwelling and associated structures will remain. The new parcel containing the transformer station will be known municipally as 5136 Piperville Road.

The associated application number is D08-01-22/B-00296 (Consent for Severance).

**Summary of requested Zoning By-law amendment**

The subject site is currently zoned RU – Rural Countryside and the application proposes to rezone the site to O1P – Parks and Open Space, Subzone P, which is specific to hydro one corridors and related public utility infrastructure. The applicant intends to construct and operate a municipal transformer station subject to the approval of the *Environmental Assessment Act*.

**DISCUSSION****Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

**Official Plan designation(s)**

The subject property is designated Rural Countryside and contains natural features identified as significant woodlands. The land to be severed does not contain any of these features and is subject to an Environmental Impact Study as part of a Municipal Class Environmental Assessment.

**Planning rationale**

The Zoning By-law Amendment application has been submitted to satisfy a condition of provisional consent. Provisional consent was granted on December 16, 2022 to allow the creation of a vacant parcel of land which was intended for a future public utility. Condition 1 of the provisional consent required the severed parcel of land to be rezoned to prohibit residential uses and to implement an appropriate zoning for the intended use.

**Provincial Policy Statement**

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

**RURAL IMPLICATIONS**

It is anticipated that the proposed Zoning By-law Amendment will not result in any significant impacts on local rural residents or the environment.

**COMMENTS BY THE WARD COUNCILLOR(S)**

As the Ward Councillor for the area, I am happy to see this report and hope it will bring much needed stability to the power needs of the nearby community.

**LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no direct Asset Management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ENVIRONMENTAL IMPLICATIONS**

The proposed development is anticipated to cause minor loss of wildlife habitat and forest cover. The application proposes to mitigate these impacts through erosion fencing and vegetated buffers during construction, and via the revegetation of the site following construction.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that it is green and resilient.
- A city with a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This Development Application Number: **D02-02-23-0065** was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1: Zoning Key Map

Document 2: Details of Recommended Zoning

## **CONCLUSION**

The Planning, Real-Estate and Economic Development Department supports this application as it reflects an appropriate land use for the proposed development.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (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.

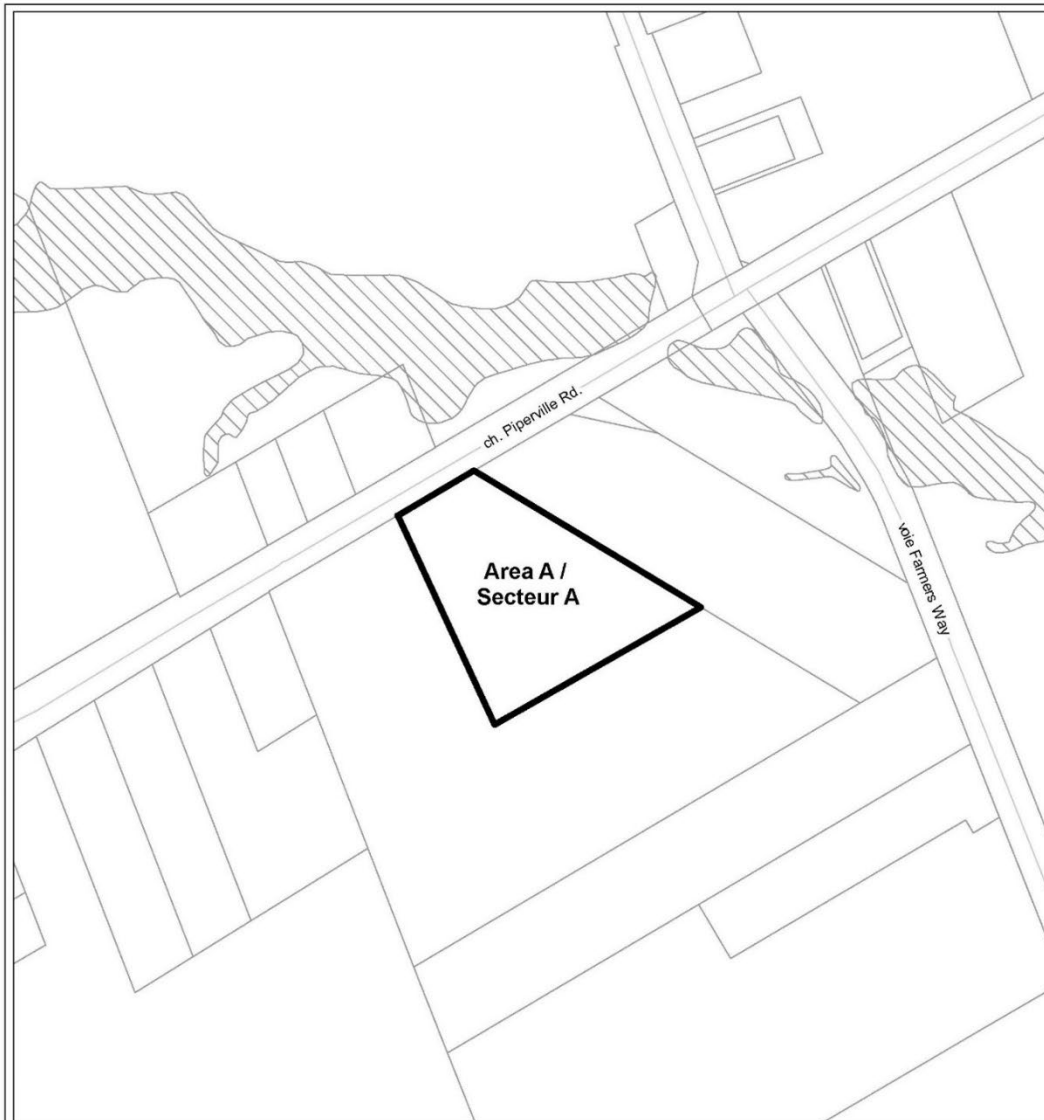
Legal Services, City Manager's Office to forward the implementing by-law to City Council.





Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Map showing the location of the subject property.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0065	23-0707-X	<b>Part of 5134 chemin Piperville Road</b>	
I:\CO\2023\Zoning\Piperville_5134		 Area A to be rezoned from RU to O1P Le zonage du secteur A sera modifié de RU à O1P	
©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
©Les données de parcelles appartiennent à Terranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE		 WIT TO SCALE	
REVISION / RÉVISION - 2023 / 07 / 31			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 5134 Piperville Road:

1. To rezone the severed lands shown in Document 1 as Area A to O1P – Open Space, Subzone P.