

Subject: Zoning By-law Amendment – Part of 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492)

File Number: ACS2024-PDB-PS-0092

Report to Planning and Housing Committee on 9 October 2024

and Council on 16 October 2024

Submitted on September 27, 2024 by Derrick Moodie, Director, Planning Services, Planning, Development and Building Services

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Ward: Kanata North (4)

Objet : Modification au Règlement de zonage - une partie du 375 chemin March Valley et une partie de a parcelle sans adresse municipale (PIN 045170492)

Dossier : ACS2024-PDB-PS-0092

Rapport au Comité de la planification et du logement

le 9 octobre 2024

et au Conseil le 16 octobre 2024

Soumis le 27 septembre 2024 par Derrick Moodie, Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Colette Gorni, Urbaniste II, Examen des demandes d'aménagement ouest

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Quartier : Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492), as shown in Document 1, to permit a golf course as a temporary use for a three-year period, 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 of October 16, 2024 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 la planification et du logement recommande au Conseil d’approuver une modification du *Règlement de zonage* n° 2008-250 pour une partie de la propriété située au 375, chemin March Valley, et une partie d’une parcelle sans adresse (NIP 045170492), comme le montre le document 1, afin de permettre un terrain de golf comme utilisation temporaire pour une période de trois ans, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin 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 greffe 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 16 octobre 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492)

Owner

Wesley Clover International Corporation (c/o KRP Properties)

Applicant

Novatech Engineering Consultants Ltd.

Description of site and surroundings

The subject site is comprised of portions of two properties located on the north and south side of March Valley Road. The site is also within the Kanata North Business Park, which generally encompasses the non-residential lands north of the intersection of March Road and Herzberg Road, on both the east and west sides of March Road, to Terry Fox Drive. The parcels are irregular in shape and have a combined area of approximately 1.4 hectares. The site is currently occupied by a golf course, known as The Marchwood Golf Course, which received Site Plan Control approval in July 2005.

Surrounding uses include additional golf course lands to the west, the Connaught Rifle and Shooting Range to the east, office buildings to the south, and vacant lands that have been draft approved for an industrial-commercial subdivision to the north.

Summary of proposed development

The purpose of the requested Zoning By-law Amendment is to permit the continued use of the subject lands as a golf course, on a temporary basis, for a three-year period.

There is no proposed construction or further development proposed on the site.

Summary of requested Zoning By-law amendment

The subject site is zoned IP8[172] H(15) (Business Park Industrial Subzone 8, Exception 172, Maximum Height 15 metres). This zone permits office-type uses and low impact, light industrial uses such as technology industry, research and development centre, and service and repair shop within a business park setting. Exception 172 permits a golf course for no more than a period of three years commencing from June 27, 2021 and expiring June 27, 2024. As the three-year period has expired, this Zoning By-law Amendment application has been submitted to permit the continued use of the site as a golf course for an additional three years.

The site will retain the current zoning of IP8[172] H(15). The text of Exception 172 will be amended to reflect that a golf course is a permitted use for a temporary period of three years commencing June 27, 2024, and expiring June 27, 2027.

There have been six previous temporary Zoning By-law amendments approved to permit the temporary use of a golf course on the subject property. The most recent By-law 2021-335 expired on June 27, 2024. The purpose of this application is to extend the temporary zoning for an additional three years until June 27, 2027.

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 amendment applications.

No public comments were received during the application review process.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

The subject site is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect, of the Official Plan. The Kanata North Economic District is a globally significant technology innovation cluster and a major contributor to Canada and Ottawa's respective economies. This designation seeks to promote growth and competitive position for talent, jobs, and investment in the Economic District. A wide range of uses are permitted including residential, employment, commercial and institutional land uses. However, the land outside of the activity centres, March Road and Legget Drive, should generally be focused on employment and ancillary uses.

Planning rationale

The proposed Zoning By-law Amendment would extend the previously approved site-specific exception permitting a 'golf course' as a primary use for a temporary period of three years. Staff have no concerns with the golf course as a temporary use on the subject site. Although not appropriate on a permanent basis, a golf course is an efficient interim use of the site that positively contributes to the vision for the Kanata North Economic District as a place where individuals can live, work, learn and play while the area continues to grow and evolve as a research and innovation cluster (Section 6.6.3.2). Further, it maintains the opportunity for redevelopment with employment and ancillary uses such as office and light industrial uses, research facilities and post-secondary institutions (Policies 1(d) and 6(a) of Section 6.6.3.2) in the future.

The City will also have the opportunity to reevaluate the appropriateness of the golf course use on the site when the temporary Zoning By-law Amendment expires. This evaluation shall be done based on the applicable policies and economic conditions in the Kanata North Economic District at that time.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Cathy Curry is aware of the application.

ADVISORY COMMITTEE(S) COMMENTS

N/A

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no adverse impacts on accessibility associated with this report.

ECONOMIC IMPLICATIONS

There are no direct economic implications associated with implementing the recommendations contained within this report. The proposal to extend the temporary golf course land use until such time that the subject site is redeveloped represents an

efficient use of the land and does not contravene the policies for the Kanata North Economic District nor does it hinder any future redevelopment opportunities on the site.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Is green and resilient.
- Has a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on November 12, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the Zoning By-law amendment to permit the temporary use of a golf course on the subject site. It is an appropriate short-term use for the site that does not limit future redevelopment opportunities. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

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.

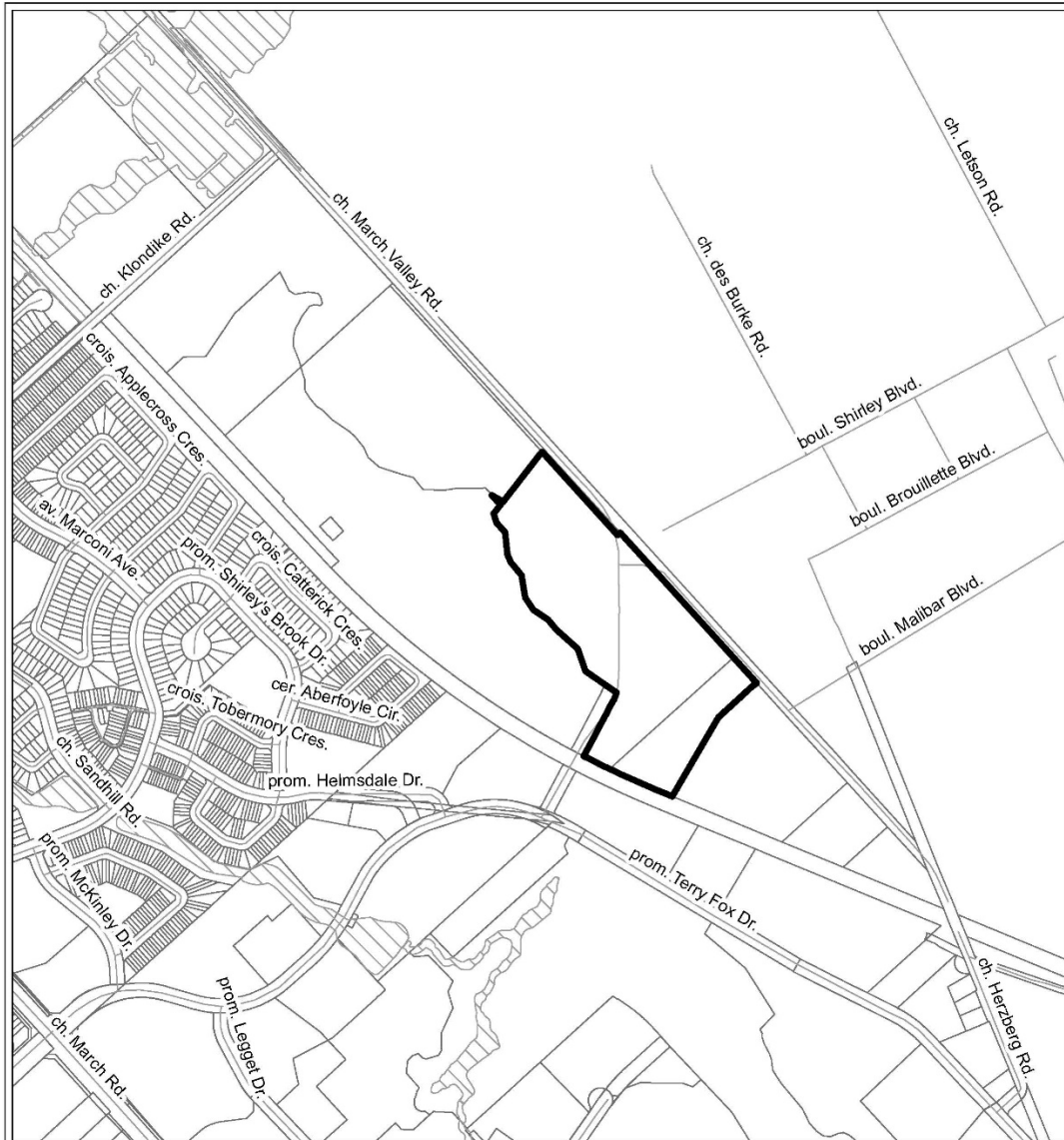
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.





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 – Location Map / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0040	24-0882-X		Part of / partie de 375 chemin March Valley Road, Part of unaddressed parcel / et une partie de la parcelle sans adresse municipale
I:\CO\2024\Zoning\March_Valley_375			
<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>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2024 / 08 / 13		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492):

- 1) Amend Exception 172 of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column V, Provisions, remove the text:
 - “a golf course is a permitted use for a temporary period of three years commencing June 27, 2021 and expiring June 27, 2024.”
 - b) In Column V, Provisions, add the text:
 - “a golf course is a permitted use for a temporary period of three years commencing June 27, 2024 and expiring June 27, 2027.”

Document 3 – Consultation Details

Notification and Consultation Process

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. No public comments were received.