



September 2024

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le
2024-09-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Applications for Consent
3809 Borrisokane Road
BLOCK 199, PLAN 4M1681 CITY OF OTTAWA
City of Ottawa
Owner: Brazmar Limited

Dear Committee Members:

The Stirling Group has been retained by the Property Owner to assist with a Consent Application for the property located at 3809 Borrisokane Road, described as BLOCK 199, PLAN 4M1681 CITY OF OTTAWA. The property is square in shape with frontage along Borrisokane Road and Haiku Street. The property owner is looking to sever a 40,262.9 m² parcel fronting on to Haiku Street. The retained parcel is proposed to have an area of 93,472.5 m².

The subject property falls within the Suburban (Southwest) Transect (Schedule B6) and designates the subject lands as “Industrial and Logistics”. The subject property is zoned Rural Countryside Exception 2618, RU [2618]. The property is subject to a zoning by-law amendment application (not yet processed or approved) which seeks to zone the property as Light Industrial (IL) to match the Official Plan Designation.

The proposed severance adheres to the policies and provisions in place for the Industrial and Logistics designation in the City of Ottawa Official Plan.

SITE LOCATION

The subject property is located south of the intersection of Cambrian Road and Borrisokane Road with a civic address of 3809 Borrisokane Road, BLOCK 199, PLAN 4M1681 CITY OF OTTAWA (Figure 1). The lot is approximately 34 acres in size and is currently vacant.

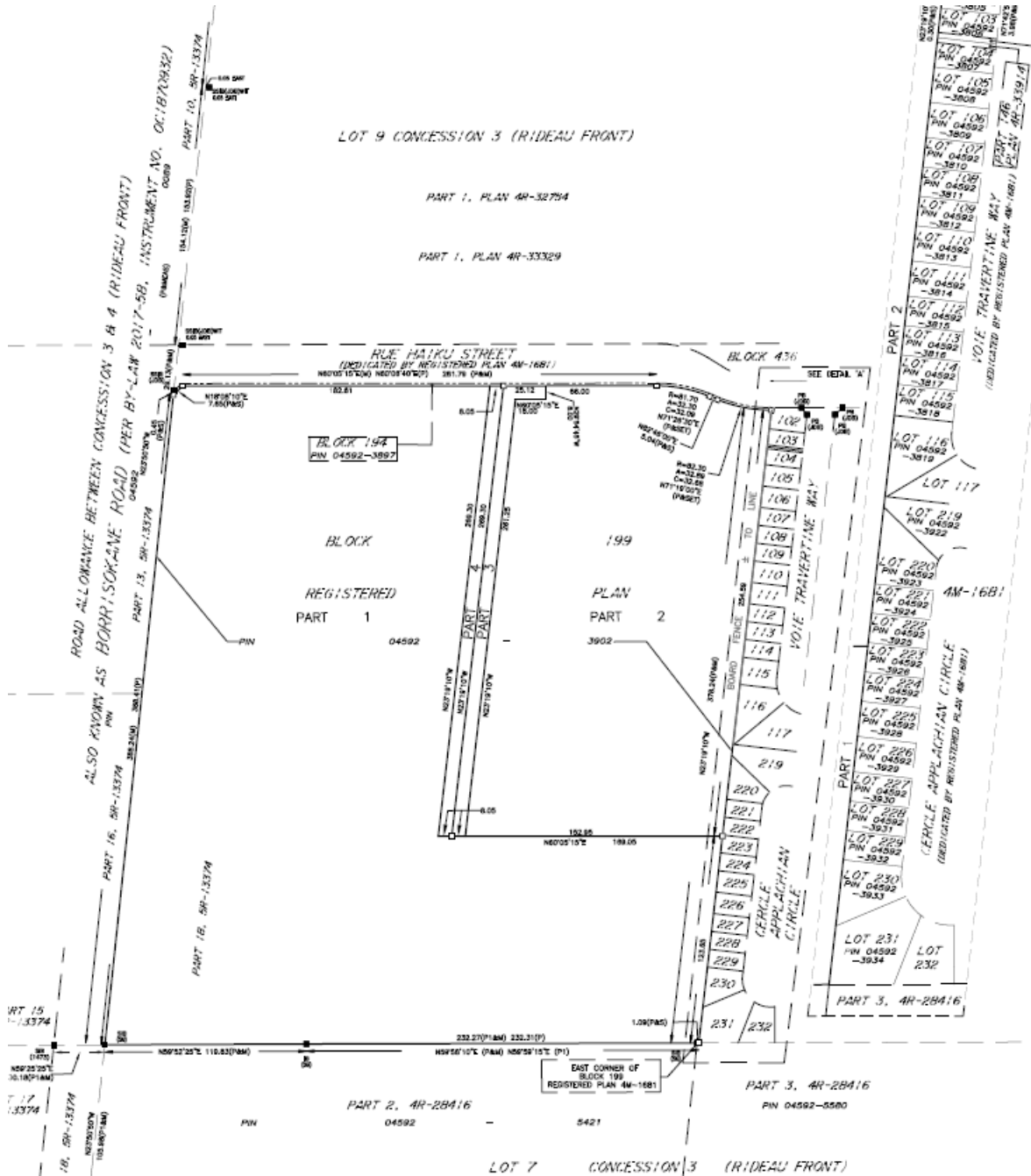
As seen in Figure 1, the other surrounding land uses predominantly consist of residential and other 'light industrial uses' along Borrisokane Road.



Figure 1 – Aerial View of Subject Property

PROPOSAL

The consent application seeks to sever Part 2 and 3 (severed parcel) from Part 1 and 4 (retained parcel). Figure 2 below shows the draft reference plan. Part 3 is proposed as a servicing easement in favour of Part 2 while Part 4 is proposed as a servicing easement in favour of Part 1.





PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014.

The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.1 speaks about managing and directing land use to achieve efficient and resilient development and specifically notes “...accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;”

- *The subject application seeks to create a zoning compliant building lot on a piece of property within an Industrial and Logistics designation thereby allowing an additional employment use to be created. This property is located within a community that continues to expand and the application contributes to that ‘mix’ of uses the policy speaks to.*

Section 1.3 speaks about Employment and “...providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses”

- *As noted above, this application seeks to create a building lot within an Industrial and Logistics designation thereby contributing to the employment opportunities within this community.*

Section 1.6 speaks about infrastructure and public service facilities.

- *The proposed severed lot would have access to existing services with adequate capacity located on Haiku Street.*

Section 2.0 of the PPS provides further policies related to the protection of natural resources, summarized below.



- Section 2.2 (Water) states development and site alteration shall be restricted near sensitive surface or groundwater features unless their hydrologic functions are protected, enhanced, or restored
 - *The subject property has no sensitive surface or groundwater features*
- Section 2.3 (Agriculture) protects prime agricultural lands or specialty crop areas, from encroachment by incompatible uses
 - *The property is not identified as prime agricultural land*
- Section 2.6 (Cultural Heritage and Archaeology) requires the conservation of significant built heritage resources, cultural heritage landscapes, and archaeological resources
 - *Paterson prepared a Stage 1 Archaeological Assessment for the property. It noted that no significant archaeological resources were present.*

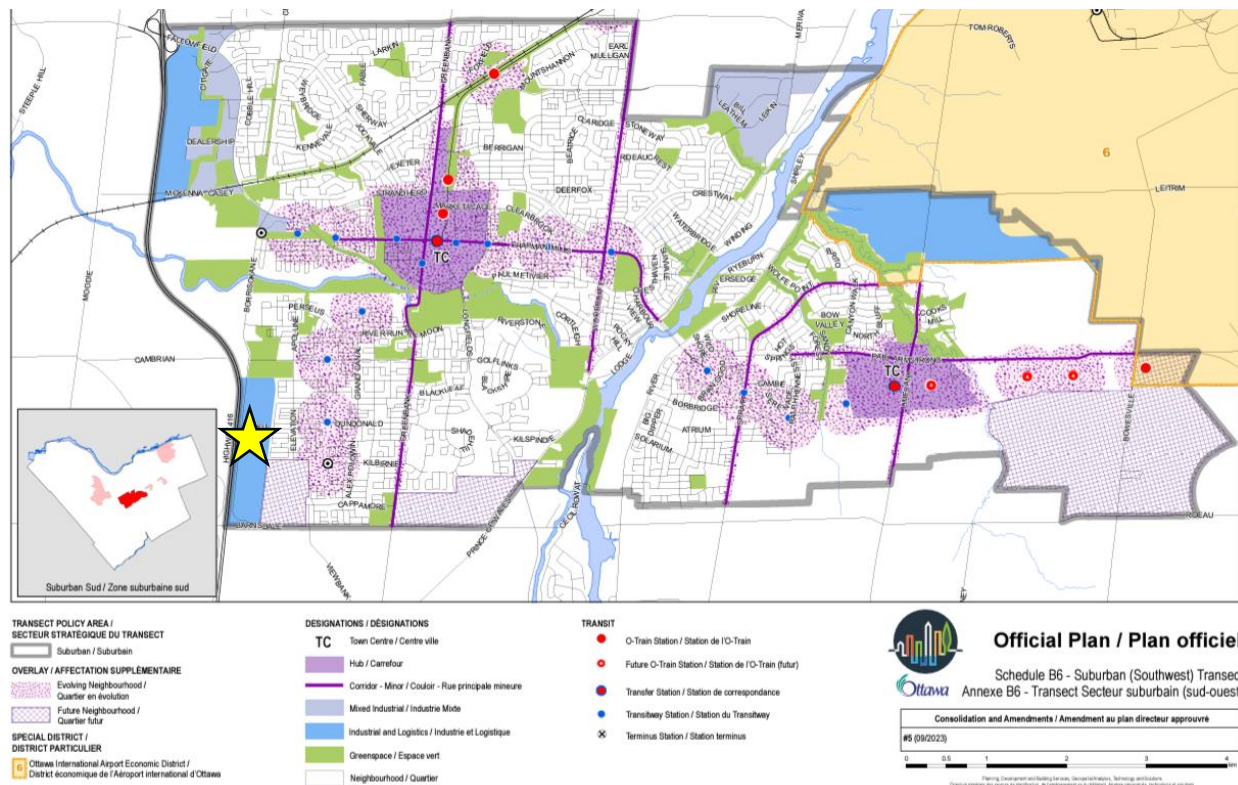
Section 3.0 of the PPS provides policies related to reducing the potential public cost of, and protection of residents from, natural or human-made hazards.

- Section 3.1 (Natural Hazards) directs development to areas outside of hazardous lands, such as flooding or erosion hazards, dynamic beach hazards, or wildland fire hazards
 - *The subject property is not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, large inland lakes, or flooding hazards*
- Section 3.2 (Human-Made Hazards) states that Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
 - *The subject site was a formal mineral aggregate option prior to the pit being exhausted of its resources. Since that time, the property has been rehabilitated and residential development has occurred on a portion of the property.*
 - *This portion of the property is not permitted to be developed with residential uses given the proximity to a Waste Facility. To that end, both a Phase I ESA and a Waste Proximity study have been completed ensuring no risk to human health or safety.*

CITY OF OTTAWA OFFICIAL PLAN, 2022

The City of Ottawa Official Plan (OP) was approved and adopted in late 2022. The new Official Plan outlines a comprehensive land use policy framework to guide growth and development within the city to the year 2046, including policies and schedules that address housing and growth management; long-term planning for employment and infrastructure; protect water resources, natural heritage and agricultural areas; manage non-renewable resources; plan for climate change; and safeguard public health and safety.

Schedule B6 - Suburban (Southwest) Transect – designates the subject lands as “Industrial and Logistics”. The Figure shown on the subsequent page shows Schedule B6 and a yellow star is placed at the approximate location of the subject site.



Section 6.4 of the City of Ottawa Official Plan discusses the “Industrial and Logistics” designation and states...

- “The Industrial and Logistics designation is characterized by traditional industrial land uses such as warehousing, distribution, construction, light and heavy



industrial, trades, outdoor storage and other uses requiring a range of parcel sizes. These uses may impact other surrounding uses due to emissions, such as odours, dust, smoke, heavy equipment movement, light or noise and should be segregated from sensitive land uses.”

- *The proposed consent application adheres to this policy as it provides opportunity for different parcel sizes suitable for the Industrial and Logistics designation*

Section 6.4.1 aims to “Preserve land in strategic locations for goods movement and logistics uses.

- “Each designation area shall be of sufficient size to accommodate a cluster of business and economic activity capable of accommodating more than 2,000 jobs.”
 - *As noted on Schedule B6, a large swath of land from nearly Cambrian Road South to Barnsdale has been designated as Industrial and Logistics to accommodate the job target*
 - *The proposed consent application creates additional employment opportunities to achieve that job target*
 - *The subject site is well positioned right along Highway 416 and the future Barnsdale interchange will allow for easy access to the Highway*

Section 6.4.2 aims to “Ensure adverse impacts on sensitive uses are minimized”

- “Where permitted uses are in proximity to and potentially have adverse impacts on sensitive uses either within the same designation or an adjacent designation, amendments and minor variances to the Zoning By-law shall consider building setbacks to maximize the separation distance from sensitive use(s). Site plan control shall consider the siting of structures and/or outdoor operations to minimize potential adverse impacts to sensitive use(s).”
 - *As captured in the Light Industrial (IL) zone, a 15-metre setback is required from the residential use to the East of this subject site*
 - *Further landscaping and other buffers can be considered with subsequent Site Plan Control applications that would follow*



CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations.

The property is presently zoned Rural Countryside, exception 2618. As noted, a zoning by-law amendment has been filed to re-zone the property to Light Industrial but given that that application has not been processed or approved, this letter will examine how the proposed severance conforms to the existing zoning on the property.

Part 13 of the zoning by-law speaks about Rural Countryside Zones. The purpose of the zone is “...to accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan. To recognize and permit this range of rural based land uses which often have large lot or distance separation requirements and to regulate various types of development in manners that ensure compatibility”.

- *The proposed severance will not cause any conflict with the intent of the By-law as the proposed severed and retained lots will comply with the provisions set forth in the Rural Countryside Zone.*

The required zoning provisions for the Rural Countryside Zone (RU) are as follows:

Zoning Provision	Required	Severed (Part 2 +3)	Retained (Part 1 + 4)
Minimum Lot Width	50m	172.82	190.66
Minimum Lot Area	0.8ha	4.25ha	9.56ha

The proposed severances and retained lot comply with the Rural Countryside Zoning provisions set out in the City of Ottawa Zoning By-Law.



If the zoning by-law amendment is approved to rezone the lands to Light Industrial, it should be noted that the proposed severance conforms to the Light Industrial provisions as well:

Zoning Provision	Required	Severed (Part 2 +3)	Retained (Part 1 + 4)
Minimum Lot Width	No minimum	172.82	190.66
Minimum Lot Area	2000m ²	42,557.1 m ²	95,626 m ²



SUMMARY

The applicant is seeking to sever the property located at 3809 Borrisokane Road into two parcels; a 4.25ha severed parcel and a 9.56ha retained parcel.

The proposed severance is consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the Zoning By-Law requirements of the Rural Countryside (RU) zone.

Please contact us if you require any additional information.

Alison Clarke

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The Stirling Group

Jack Stirling

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