

Date: March 11, 2025

File: 091824 - 5360 Bank Street

To: Committee of Adjustment
City of Ottawa, 101 Centreponte

Committee of Adjustment
Received | Reçu le

2025-03-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED CONSENT APPLICATION FOR 5360 BANK STREET

Q9 Planning + Design have been retained by Greely Sand and Gravel to prepare a planning rationale regarding the requested consent to sever the subject lot located at 5360 Bank Street. The proposed severance will separate the existing dual zoning on the property by creating a new lot within the Rural Countryside (RU) zone, and the retained lands within the Mineral Extraction (ME2) zone will be merged with the adjacent lot to the west, which is also zoned for Mineral Extraction. This proposed Consent Application functions as a Lot Line Adjustment.

It is noted that this exact application was approved by the Committee of Adjustment in February 2023. Due to the Zoning Amendment requirement which resulted in some delays and complications, the previous approved consent has lapsed and requires a new consent with the same condition (3) requiring a Zoning Amendment. The following sets out the Planning Rationale to support the Consent Application (Lot Line Adjustment).

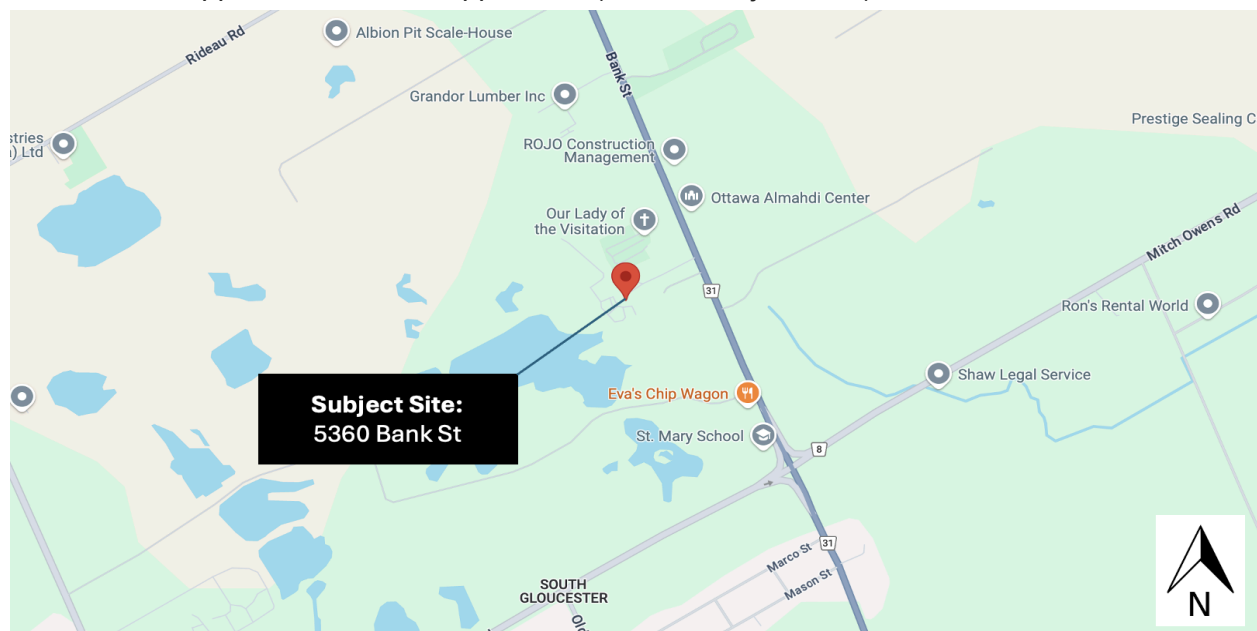


Figure 1: Location Plan (Source: Google Maps)

SITE & CONTEXT

Site

The subject property is situated on Bank Street within the Geographic Township of Gloucester, in the community of Osgoode, southeast of the City of Ottawa, within Ward 20: Osgoode. The lot is primarily used for storage and light industrial activities near its Bank Street frontage, while the rear portion remains vacant. The property's irregular shape is defined by several smaller lots that border it, all of which also front onto Bank Street, the main access point to the site. This strategic location supports its continued use for industrial and mineral extraction purposes, ensuring compatibility with the surrounding rural environment and preserving the area's rural character.

The following list provides the existing lot dimensions for 5360 Bank Street prior to severance:

[Lot frontage: 46.70 metres (Bank Street)

[Lot depth: Irregular

[Lot area: 141,403 m²

Legal Description:

[Part of Lot 29, Concession 4, Geographic Township of Gloucester in the Community of Osgoode.



Figure 2, Subject site (Source: Google Earth)

Proposed Consent Applications

The breakdown of the proposed Consent for Lot Line Adjustment Application is provided below;

Part Number	Use	Lot Width	Lot Depth	Lot Area	Address
Part 5 Retained (4R-34411)	Industrial	46.7 m	Irregular	6.7424 ha	5360 Bank
Part 1-4 Severed and to be added to 5363 Albion Road (4R-34411)	Vacant	Landlocked (to be added to 5363 Albion Road)	Irregular	7.3979 ha	5363 Albion Road

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications:

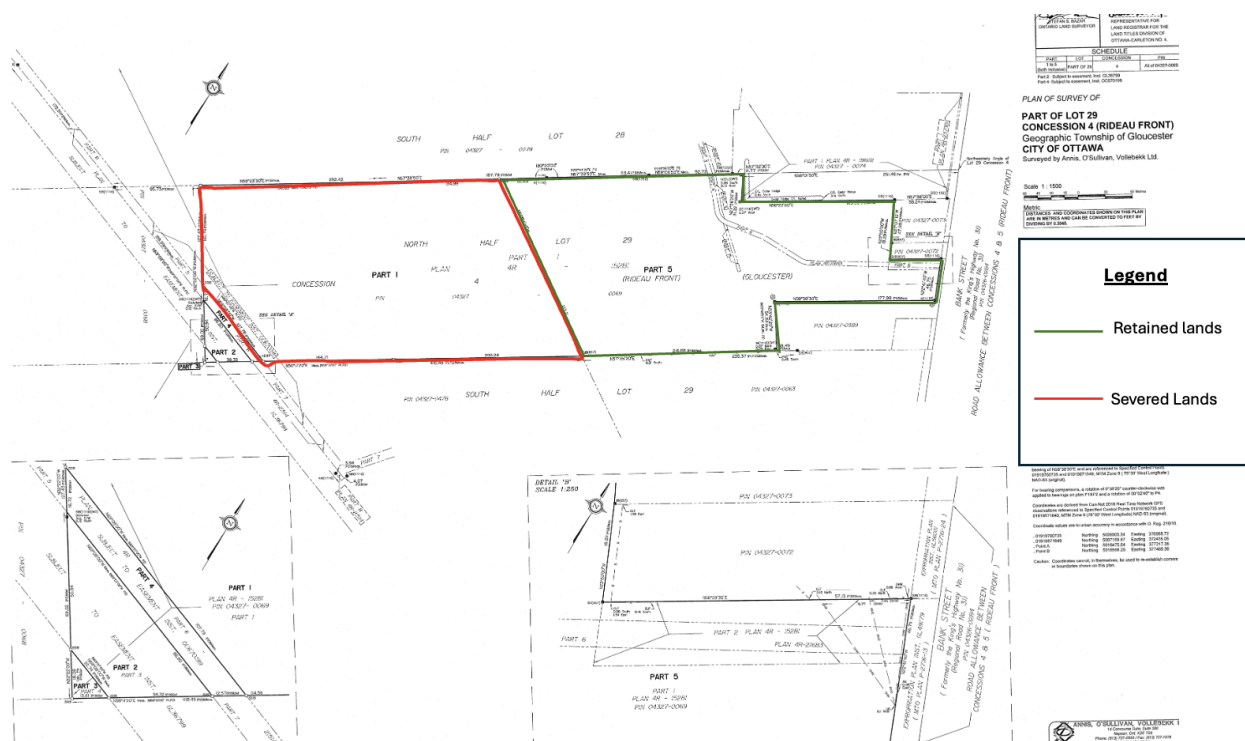
- [Survey
- [Draft Reference Plan
- [Site Plan
- [Planning Rationale (this document)
- [Fee
- [Application Forms
- [Preliminary Aggregate Resource Study
- [Environmental Impact Statement
- [Milestone Property Report

PROPOSED DEVELOPMENT

The proposed development seeks to sever the subject lot where the front retained portion (Part 5) will align with the current zoning boundary and the severed portion (Parts 1-4) will be added to 5363 Albion Road.

The retained lot (Part 5) will be situated entirely within the Rural Countryside (RU) zone, encompassing 67,424 square metres with 46.7 metres of frontage along Bank Street. This lot contains existing storage and light industrial buildings, and to formally recognize these established uses, a conditioned Zoning By-law Amendment will rezone the severed lot to a compliant zoning.

The severed lands (Part 1-4) will consist of 73,979 square metres within the Mineral Extraction (ME2) zone. These lands will be merged with the adjacent mineral extraction lot to the west, forming a consolidated parcel of 340,338 square metres to support ongoing extraction activities. The image below contains the survey outlining the proposed severance.



POLICY REVIEW

In order to obtain approval for the proposed consent to sever the lot, a review of the relevant and applicable policies and provisions is required. These are reviewed and examined in further detail below. Relevant policies will be indicated in italics.

Provincial Policy Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes in the province of Ontario by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the policies of the PPS.

Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

[Comment: The subject land adheres to this policy as the proposed severance will separate the Rural zone from the Mineral Extraction zone, allowing for a more diverse and intensified use without affecting the available mineral resources within Ottawa. The retained lands identified as a Mineral Extraction zone will be added to the abutting lot, also zoned for Mineral Extraction, creating a single large lot for the purposes of mineral extraction separate from the new rural lot. As noted, a Zoning By-law Amendment application is being filed to the City, to rezone the severed lot to recognize and continue to permit the industrial uses that have been located on this site for more than sixty years.

Section 2.5 Rural Areas in Municipalities

States that rural areas in municipalities should be healthy, integrated and viable rural areas should be supported by:

- a. building upon rural character, and leveraging rural amenities and assets;
- b. promoting regeneration, including the redevelopment of brownfield sites;
- c. accommodating an appropriate range and mix of housing in rural settlement areas;
- d. using rural infrastructure and public service facilities efficiently;
- e. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- g. conserving biodiversity and considering the ecological benefits provided by nature; and
- h. providing opportunities for economic activities in prime agricultural areas, in accordance with policy

Section 2.5.2 *states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*

[Comment: This section speaks to the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. The proposed severance maintains the rural character and promotes sustainable economic activity. The subject lands, currently containing storage buildings, will be divided with the retained lot being rezoned to the Rural General Industrial zone to reflect its long-standing industrial uses. The severance is strategically located to avoid impacting mineral extraction resources, blending seamlessly with surrounding rural, industrial, and aggregate land uses along Albion Road and Bank Street. This development supports rural regeneration, economic diversification, and efficient use of infrastructure, while preserving environmental resources and the area's ecological benefits. By leveraging rural assets and amenities and protecting the environment, the proposal continues existing industrial uses that align with the rural character and maintain compatibility with the surrounding landscape.

Section 4.2: Water

1. Planning authorities shall protect, improve or restore the quality and quantity of water by:
 - a. using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b. minimizing potential negative impacts, including cross-jurisdictional and cross watershed impacts;

- c. identifying water resource systems;
 - d. maintaining linkages and functions of water resource systems;
 - e. implementing necessary restrictions on development and site alteration to:
 - 1) protect all municipal drinking water supplies and designated vulnerable areas; and
 - 2) protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;
 - f. planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g. ensuring consideration of environmental lake capacity, where applicable.
2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Comment: The subject property includes areas within the identified floodplain, as designated by the South Nation River Conservation Authority. However, the proposed severance avoids development within these floodplain areas, protecting water resource systems and hydrological functions. As demonstrated in the EIS, the surface features have been assessed. The site does not contain agricultural activities, nor are there any nearby operations that would be affected by the severance. Therefore, the project aligns with the goal of protecting water quality and maintaining hydrologic functions

Section 4.5: Mineral Aggregates

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

Section 4.5.2: Protection of Long-Term Resource Supply

1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.
2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.
3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the

Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.

[Comment: This section addresses Mineral Aggregate Resources. The subject site is located within a rural countryside area, bordered by Bank Street and Albion Road. The severed lands from the proposed lot line adjustment fall within the Mineral Extraction zone and will be incorporated into the adjacent property, which is also zoned for mineral extraction. This application serves to consolidate the areas zoned for mineral extraction which allows the use to be more viable and flexible ensuring that the proposed application is consistent with the PPS for aggregate resource protection.

Section 5 of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards.

[Comment: The property does contain areas which fall within the identified floodplains by the South Nation River Conservation Authority. Although part of the proposed retained lands falls within the identified floodplain area, it is located to the rear of the lot and will ensure no development takes place within these areas, consistent with the policies. The site does not present any known human-made hazards and there have been no documented sources of contamination on the property.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

The City of Ottawa Official Plan

Designation: Rural Countryside with a Natural Heritage features overlay

The City of Ottawa's Official Plan was amended on November 4, 2022, and was approved by the Ministry of Municipal Affairs and Housing. The new Official Plan outlines goals, objectives and comprehensive policies to guide growth and development within the City of Ottawa until the year 2046.

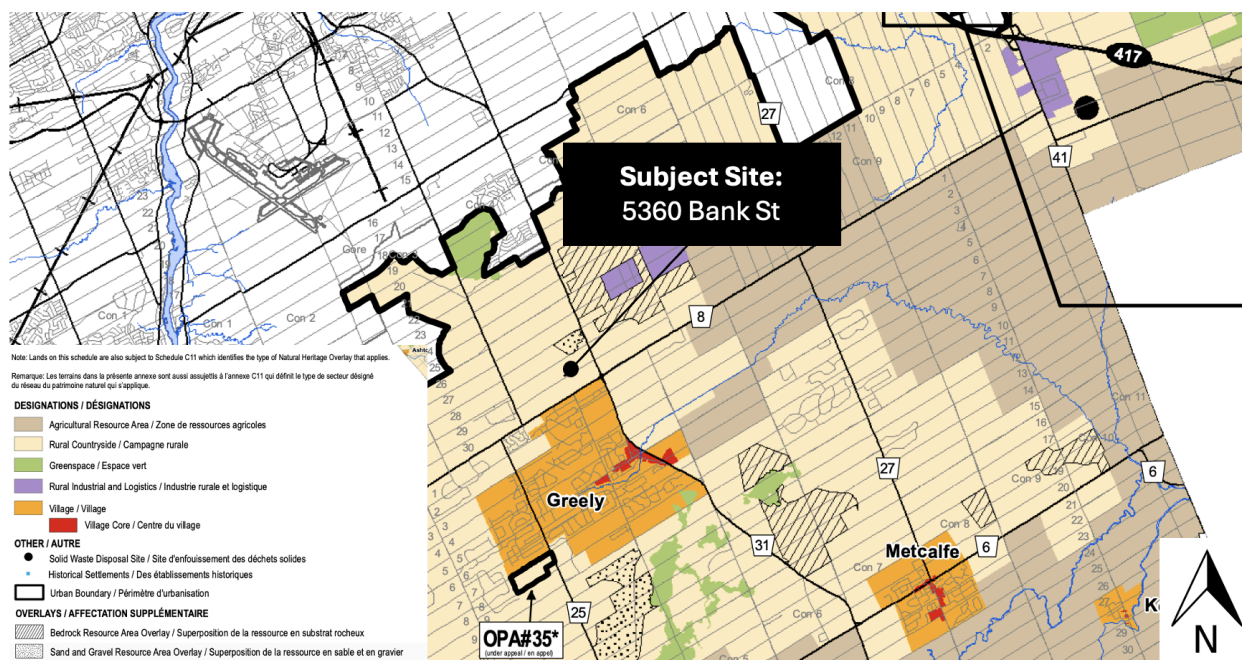


Figure 4, Rural Countryside Designation within Rural Transect in City of Ottawa Official Plan, Schedule B9 (Source: City of Ottawa)

Section 2 provides strategic directions for the new Official Plan to help Ottawa become the most liveable mid-sized City in North America over the next century. The Plan is guided by five broad policy directions which call for increased growth through intensification, more sustainable transportation, context-based community design, more environmental and health considerations and integrated economic development into planning policies.

Comment: The proposed severance of the subject property aligns with the City's strategic direction of fostering sustainable development and economic growth. By subdividing the property to reflect existing land uses, the severed lot will continue to support established industrial functions, ensuring the efficient use of land while preserving the rural character. Additionally, the severance will support ongoing mineral extraction and industrial activities in the region, encouraging economic diversification while maintaining compatibility with the surrounding area.

Section 3 of the Official Plan provides a growth management framework that is vital for guiding future growth patterns in the City. Its premise is to allocate sufficient land to allow for varying

types and intensities of growth. It divides the City into urban and rural, with more concentrated growth allocated to the former.

- [Comment:** The subject site is located within the Rural Countryside designation. The proposed severance is consistent with this designation by enabling the continued use of the property for industrial and mineral extraction purposes, while preventing encroachment into urban growth areas. This approach preserves the rural character of the area and minimizes the fragmentation of rural lands. By adhering to rural land use policies, the severance promotes a balanced distribution of growth across Ottawa, fostering economic activity that is well-suited to the surrounding environment.

Natural Heritage Overlay

Section 5.6.4 of the Plan speaks to the Natural Heritage Overlays identified on schedule C11-C, and recognizes the following as part of the natural heritage features within the overlay as:

- a) *Significant wetlands;*
- b) *Habitat for endangered and threatened species;*
- c) *Significant woodlands;*
- d) *Significant valleylands*
- e) *Significant wildlife habitat;*
- f) *Areas of Natural and Scientific Interest*
- g) *Urban Natural Features;*
- h) *Natural Environment Areas;*
- i) *Natural linkage features and corridors;*
- j) *Groundwater features*
- k) *Surface water features, including fish habitat; and*
- l) *Landform features.*

- [Comment:** The intent of the Overlay is to protect the natural features which may be identified on the subject property and to limit development which could impact these features. An EIS has been completed to evaluate the natural heritage features. The report concludes that no negative impacts are anticipated to the natural heritage features provided the identified mitigation measures are implemented on site.

Rural Transect Policies

Section 9.2. explores the policies that speak to the Rural Countryside designation with the general intent to create opportunities and accommodate a variety of land uses appropriate for the rural location, while protecting the character of the rural countryside.

- [Comment:** The proposed severance creates an increase in opportunities for a range of uses as it will consolidate the industrial use into one lot, separating the mineral extraction areas to be combined into one larger lot. Separating these areas into different lots allows for a variety of uses within the rural area without affecting the mineral extraction

resources available, while offering a range of uses to the rural community and maintaining the existing rural character.

Section 9.2.2 lists the uses permitted within the Rural Countryside that the City feels will help strengthen the rural economy as:

- a) Forestry, conservation and natural resource management activities;
- b) Agriculture, agriculture-related and on-farm diversified uses;
- c) Residential uses according to the policies of this plan;
- d) Animal services boarding, breeding and training and equestrian establishments;
- e) Bed and breakfasts;
- f) Utility Installations;
- g) Cemeteries and;
- h) Sand and gravel pits.

[Comment: The proposed severance will create a single lot with frontage on Bank Street, designated for industrial storage and warehouse activities. To enable this use, a Zoning By-law Amendment is being filed to rezone the severed lot to Rural General Industrial. This approach aligns with the Official Plan's policies, which permit small-scale light industrial and commercial uses that meet specific criteria, including proximity to an arterial road (Bank Street), compatibility with surrounding land uses, and an appropriate scale for the rural context.

The Official Plan also states that, *"Subject to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit, the following uses may be permitted:*

- *Small scale light industrial and commercial uses where all of the following criteria are met:*
 - i. *The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel;*
 - ii. *The lands are within 200 metres of an arterial or collector road and can be safely accessed;*
 - iii. *The lands are located beyond 1 kilometre of an Urban or Village boundary, or where located less than 1 kilometre from a Village boundary, it can be demonstrated that there is insufficient opportunity for these types of uses to be established within the Village;*
 - iv. *The lands are not adjacent to lands designated as Agricultural Resource Area;*
 - v. *The development can be supported by services available according to applicable provincial regulations;*
 - vi. *The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area;*
 - vii. *The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate*

incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape.

- [**Comment:** The existing industrial uses on the severed lot align with the relevant policies, as they are suitable for the rural context and are located along Bank Street, an arterial road. While the lot is within 1 kilometre of the predominantly residential village of Greely, the village has limited capacity for industrial-type uses, making the subject site well-suited for this development. Additionally, there are no agricultural areas adjacent to the property, and the scale of both the current and proposed future development is compatible with the surrounding industrial and extractive land uses.

Section 9.2.3 sets forth additional policies to limit the fragmentation of rural lands.

- [**Comment:** The existing lot known as 5360 Bank Street will be reduced in size, with the retained lands added to an abutting mineral extraction property. Due to the two zones that are currently on the property, the severance represents a logical division of the site, and will not result in fragmentation or new lot creation.

Section 10.1.1 addresses natural hazards, including floodplains and erosion, to protect public safety and mitigate the risk of damage from natural events.

- [**Comment:** The subject property identified a floodplain on a small rear portion of the lot, however, the proposed severance avoids any development within this area. Any future use of the lot will ensure no development within these identified floodplain areas adhering to the policies in place. By respecting these natural hazards, the severance aligns with the City's commitment to public safety and environmental stewardship.

Based on our review, it is our professional opinion that the proposed development conforms with the City of Ottawa Official Plan (2022).

The City of Ottawa Zoning By-law 2008-250

Designation: Mineral Extraction (ME2) and Rural Countryside (RU)

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. The City of Ottawa zoned this site into two different zones, with the front portion on Bank Street identified as Rural Countryside (RU) and the rear, zoned as Mineral Extraction (ME2).

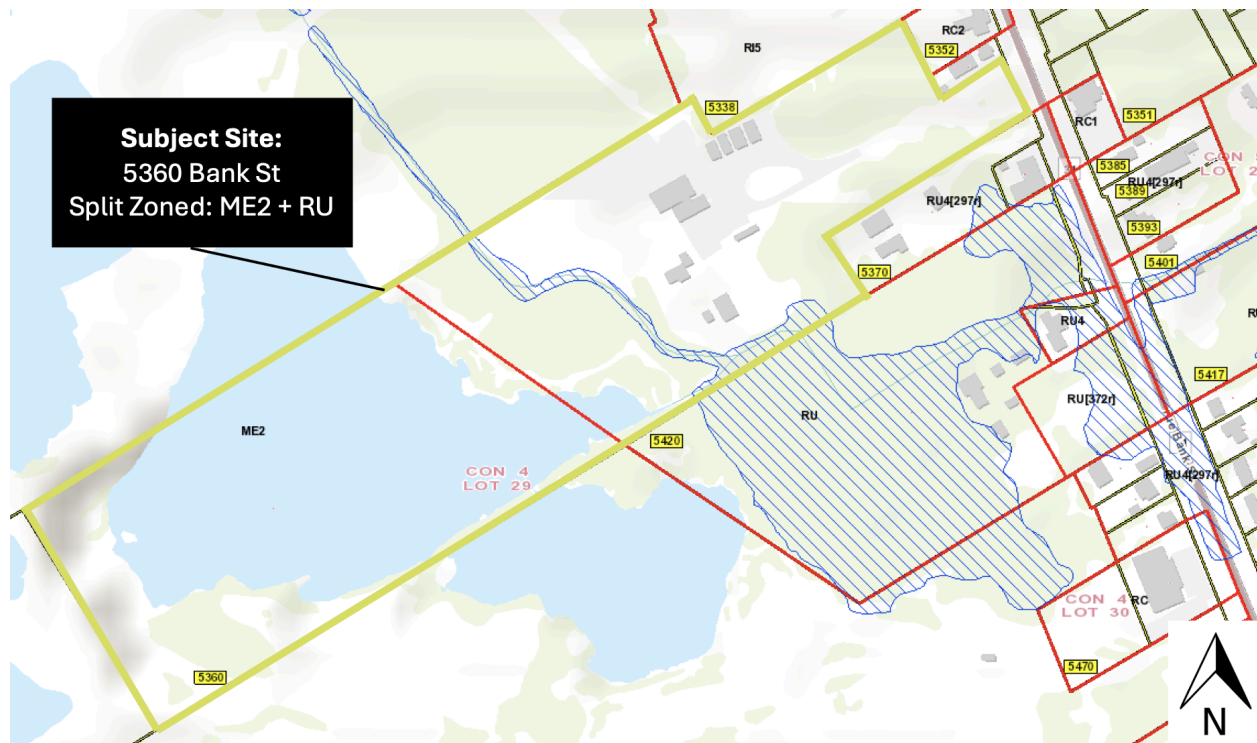


Figure 5, Split zoning designation according to City of Ottawa Zoning By-law (Source: GeoOttawa).

Mineral Extraction (ME2)

Part 13 Section 213 states that the purpose of the Mineral Extraction zone is “to permit licensed mineral extraction operations in areas mainly designated as Sand and Gravel Resource Area or Limestone Resource Area in the Official Plan and to allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation on the lands within the ME zones; and lastly to impose regulations to minimize the impact of mineral extraction operations on the surrounding area”.

- [Comment:** The proposed severance aligns with the intent of the By-law by effectively separating the Mineral Extraction zone from the Rural Countryside zone on the subject lot. The severed lands, zoned for Mineral Extraction, will be merged with the adjacent parcel to the west, creating a consolidated lot of 340,338 square metres. This consolidation ensures compliance with the Zoning By-law’s minimum lot size requirements and supports the continued and expanded use of the site for mineral

extraction activities. The severance does not hinder ongoing operations or the potential for future extraction, maintaining the long-term viability of the site for its designated use.

Rural Countryside (RU)

Part 13 Section 227 states that the purpose of the Rural Countryside 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”*

- [Comment:** The applicant has filed a concurrent Zoning By-Law Amendment application to rezone the severed lot from Rural Countryside to Rural General Industrial. This rezoning will officially recognize and support the ongoing industrial and storage uses on the site, ensuring their continued operation. The proposed rezoning is compatible with the surrounding rural environment, promoting economic growth while preserving the area’s rural character.

Section 58 of the Zoning By-Law speaks to the flood plain overlay where development is prohibited within any area subject to a floodplain overlay.

- [Comment:** The proposed severance largely falls outside of designated floodplain areas. No development is proposed within floodplains, ensuring full compliance with the floodplain overlay provisions.

Section 62 speaks to Minimum Distance Separation. Due to the proximity of the subject site falling within a rural area with the potential for surrounding livestock facilities, setbacks to nearby livestock facilities must be considered.

- [Comment:** A review of the area indicates that there are no livestock facilities within 500 metres of the proposed severance. As such, the proposal complies with the Minimum Distance Separation requirements and does not pose any conflicts with nearby agricultural activities.

The proposed severance complies with the Mineral Extraction zone on the retained lands, and the concurrent zoning amendment is intended to place the severed lot in the Rural General Industrial zone.

Planning Act Review

Review of Section 53

In order to sever the lot, a review of section 53 of the Planning Act is necessary. This section sets out the procedures for the consideration and approval of consents.

Review of Section 53(1)

Upon review of the proposed Consent to Sever 5360 Bank street, the proposal is to sever the subject lot, where the retained lot will align with the existing zoning boundary and the severed portion will be added to 5363 Albion Road. For this reason, a Plan of Subdivision for these lands is not necessary for the proper and orderly development of the municipality.

Review of Section 53(2)(3)

According to the S. 53 (2), (3), the applicant must provide the council or the Minister with any prescribed information or any additional relevant material necessary to make a decision on the application. When considering the application for consent, S. 53 (12) states that the Approval Authority must regard the criteria specified in S. 51 (24) of the Planning Act. This will be examined in further detail below.

Review of Section 51 (24)

The following is a review of Section 51(24) of the Planning Act to assess the suitability of the proposed severance to sever the subject lot at 5360 Bank street to allow for established industrial uses to continue. In the Planning Act, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

The proposed consent allows for the creation of two lots. The retained lot will contain existing storage and light industrial, while the severed lands will be added to adjacent mineral extraction lot at 5363 Albion Road. The severance is consistent with all the applicable provincial policies including the Provincial Policy Statement. The proposed consent has regard to matters of Provincial interest as identified in Section 2 of the Planning Act.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consent to sever is not premature and is in the public interest. It optimizes land use while maintaining the established light industry uses within the subject lot. The proposed severance is also consistent with the lot fabric within the rural context.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consent conforms to the City of Ottawa's Official Plan by supporting a variety of land uses suitable for the rural location while preserving the rural character. The project consolidates industrial uses into one lot and combines mineral extraction areas into a larger lot.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The proposed severance is suitable for its intended purposes. The retained lot will continue to support existing storage and light industrial uses, with a ZBA to ensure compliance. The severed lot will merge with the adjacent mineral extraction lot, supporting ongoing extraction activities.

5. *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

No new roads are proposed as part of this land severance. The existing frontage on Bank Street remains adequate to support the retained lot. Thus, the proposed development does not impact transportation infrastructure.

6. *The dimensions and shapes of the proposed lots;*

The severance creates two appropriately shaped lots. The retained lot (Part 5), with 67,424 m² and 46.7 meters of frontage on Bank Street, is suited for continued industrial use. The severed lands (Parts 1-4), totaling 73,979 m², will merge with the adjacent extraction lot to support ongoing mineral extraction activities.

7. *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A Zoning By-law Amendment will be undertaken to rezone the retained lot to Rural General Industrial, recognizing the existing industrial uses. No additional limitations or restrictions apply.

8. *Conservation of natural resources and flood control;*

The property includes areas within the South Nation River Conservation Authority's floodplain. However, the floodplain is located at the rear of the retained lands, ensuring no development occurs in these areas, in line with policy requirements.

9. *The adequacy of utilities and municipal services;*

The severance will not be requiring additional private individual well and septic systems, as the lot is already developed and currently operable. There are no services proposed at this time.

10. *The adequacy of school sites;*

The proposed severance has no impact on school capacity.

11. *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

No part of the proposed lands will be conveyed or allocated for public purposes.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposal supports efficient land use by consolidating extraction areas and formally recognizing existing industrial operations, maximizing resource use.

13. *The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

Based on our review, the proposed severance satisfies the criteria for land division under Section 51 (24) of the Planning Act. This confirms the proposal's efficiency and suitability within the regulatory framework.

SUPPORTING STUDIES

Milestone Property Report

Milestone Aggregate Consulting Services Inc was retained to prepare a report which summarized the historic land uses on the subject property. The report, prepared in July of 2022, provides a summary of the site history and the establishment of various buildings and structures onsite. The report notes that the site has been used by Percy Pyper and its predecessors since the 1940s, with light industrial uses present on the property since at least 1958. These uses have included storage and maintenance of equipment and materials, storage for sand and road salt, and a number of storage containers and Quonset huts onsite. A maintenance garage to support the nearby aggregate operations has also occurred onsite. Many of the structures on site are temporary in nature, but the industrial-type use has been present for more than sixty years. The concurrent zoning amendment is intended to place the property in an appropriate Rural General Industrial zone to recognize the long-standing uses and allow them to remain.

Preliminary Aggregate Resource Study

A Preliminary Aggregate Resource Study was completed by Paterson Group in August 2014 for the properties known as 5310 and 5362 Bank Street, now known as 5360 Bank Street. The purpose of the study was to determine the overburden aggregates of the various materials recovered from the test pits and to provide an assessment of the viability of the suggested aggregate reserve within the ME2 zone on the site, for future extraction in the overburden materials. The main findings from the study indicate that there is no viable aggregate in the vicinity of the severed lot that would be affected by the proposed severance.

Environmental Impact Statement

An Environmental Impact Statement was completed by Gemtec in February of 2022 for 5360 Bank Street in support of a proposed land severance application. The purpose of the study was to identify impacts to the natural heritage features on the site and within 120 metres beyond the property boundary. Based on the results of the analysis, any anticipated impacts to the natural environmental are to be minimal as long as mitigation measures are implemented.

In conclusion to the report, no significant impacts to the natural heritage features identified on the site would be affected by the proposed severance, provided the recommended mitigation measures are implemented for any future development.

An update to this EIS was undertaken in 2024 for the preparation of the Zoning Amendment application. The 2024 report concludes that “Cumulative impacts to the natural environment at the site due to increased human presence, increased wildlife and human interaction and increased noise, are expected to be negligible given that no additional development or change in operations is proposed for the site.”

CONCLUSION

As noted, the proposed severance of the property at 5360 Bank Street is intended to separate the Rural Countryside lands from the Mineral Extraction lands through a Lot Line Adjustment. The severed lands will be consolidated with the adjacent mineral extraction lot at 5363 Albion Road, forming a unified parcel to support ongoing mineral extraction activities. The retained lands will continue to accommodate the existing industrial uses, including storage and warehouse activities. To formalize these existing uses, a Zoning By-law Amendment application will be filed as a condition of the Consent Application to rezone the severed lot to the Rural General Industrial Zone, ensuring the continued operation of these industrial activities.

This severance aligns with the City of Ottawa's land use policies, as it facilitates a straightforward division of industrial and rural lands, ensuring continued use of the property for industrial purposes. The policy review demonstrates how the proposed development aligns with the relevant and applicable policies outlined in the City of Ottawa's Official Plan and Zoning By-Laws. Collectively considered, the proposal meets the criteria outlined in Section 53 (1) and Section 51 of the Planning Act, demonstrating that the proposed development is a suitable and desirable use of land.

It is the opinion of Q9 Planning + Design that the proposed severance constitutes good land use planning and meets the criteria set out in the Planning Act.

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