

**Subject: Zoning By-law Amendment - 4401 Fallowfield Road**

**File Number: ACS2025-PDB-PSX-0039**

**Report to Planning and Housing Committee on 21 May 2025**

**and Council 28 May 2025**

**Submitted on May 15, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Wendy Tse, Planner III, Development Review South**

***(613) 580-2424 ext. 12585, wendy.tse@ottawa.ca***

**Ward: Barrhaven West (3)**

**Objet : Modification du Règlement de zonage – 4401, chemin Fallowfield**

**Dossier : ACS2025-PDB-PSX-0039**

**Rapport au Comité de la planification et du logement**

**le 21 mai 2025**

**et au Conseil le 28 mai 2025**

**Soumis le 15 mai 2025 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale des services de la planification, de l'aménagement et du  
bâtiment**

**Personne ressource : Wendy Tse, Urbaniste III, Examen des demandes  
d'aménagement sud**

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**Quartier : Barrhaven-Ouest (3)**

## REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 4401 Fallowfield Road, as shown in Document 1, to permit a warehouse, automobile dealership, animal hospital, and park, as detailed in Document 2.
2. 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 *May 28, 2025*," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

Le Comité de Planification et du Logement :

1. Recommander au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 4401, chemin Fallowfield, un de bien-fonds illustré dans le document 1, afin de permettre la présence d'un entrepôt, d'un concessionnaire automobile, d'un hôpital vétérinaire et d'un parc, comme l'expose en détail le document 2.
2. Approuver l'inclusion de la section du présent rapport consacrée aux détails de la consultation, 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 28 mai 2025 », 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**

4401 Fallowfield Road

**Owner**

DCR/Phoenix Group of Companies

**Applicant**

Evan Saunders, Fotenn Planning + Design

**Description of site and surroundings**

The property is located on the south side of O’Keefe Court, north of Fallowfield Road and directly east of Highway 416. On the north side of O’Keefe Court is City-owned Lytle Park. East and south of the site are warehouses. Further east of the site there is residential development along with a hotel. Further west beyond Highway 416 are various light industrial uses including the Tomlinson – Moodie Quarry and Asphalt Plant.

The site is currently undeveloped. Total frontage on this site is 330 metres along O’Keefe Court with a total site area of 33,984 square metres.

**Summary of proposed development**

The proposal is to permit a warehouse, automobile dealership, animal hospital and park as permitted uses. The concept plan proposes two buildings with an area of land dedicated to the animal hospital.

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

The proposed Zoning By-law Amendment would rezone the site from IP[2265] H(48), IP[2265] H(36), IP[2265] H(24) and IP[2265] H(12) to new Business Park Industrial exception zones to permit a warehouse, automobile dealership, animal hospital and park as permitted uses. No site-specific amendments to the development standards are proposed and all other requirements of Exception 2265 will continue to apply.

**DISCUSSION****Public consultation**

Public consultation was conducted in accordance with the procedure for Zoning By-law Amendment applications. Property owners within 120 metres of the subject property were notified through direct mailing, and one (1) on-site sign was posted on the property.

Two comments were received expressing concern that there are empty lots in other areas which are already cleared for development and this site should remain as a habitat for plants and animals and the impact of truck traffic from a warehouse.

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

### **Official Plan designation(s)**

The subject property is located within the Suburban Transect on Schedule A of the Official Plan and is designated Mixed Industrial as shown on Schedule B6 – Suburban (Southwest) Transect of the Official Plan. Section 6.5 indicates that the Mixed Industrial designation within the Suburban Transect are for clusters of economic activity that are less impactful and provide a broader range of non-residential uses than Industrial areas. Areas designated as Mixed Industrial can provide a transition between lands designated Industrial and Logistics and Neighbourhoods, Hubs or Corridors, and provide lands for non-residential sensitive uses. Where applicable, these lands can contribute to the -15-minute neighbourhood through the location of neighbourhood-based uses.

The subject property is abutting a Scenic Capital Entry Route as shown on Schedule C13 – Scenic Routes of the Official Plan. Future development abutting Capital Scenic Routes shall enhance the opportunity for views and vistas of the Capital and contribute to the image of Ottawa as a Capital by providing landscape and aesthetic improvements.

### **Other applicable policies and guidelines**

The subject property is subject to Volume 2C – Area-Specific Policies on the Official Plan. The property is located in lands subject to Policy Number five, Barrhaven – Portion of Highway 416 Mixed Industrial and Industrial and Logistics Land.

### **Planning rationale**

The Zoning By-law Amendment proposes to modify the existing Business Park Industrial Exception 2265 Zones, to permit an animal hospital, warehouse, automobile dealership and park as additional uses on the subject lands. The lands are subject to Urban Exception 2265 of the Zoning By-law which placed limitations on the uses permitted on the lands, including those being sought to be permitted through this Zoning By-law Amendment application.

The amendment seeking to add the uses of animal hospital, warehouse, automobile dealership and park aligns with Official Plan policies by providing future development potential to the subject property, adding to the existing area of economic activity, and contributing to the 15-minute neighbourhood through the addition of neighbourhood-

based uses. In addition, the permitted uses will introduce light-industrial uses, and small-scale commercial services to the Mixed Industrial designation that are not likely to generate noise, fumes, odours, or other similar obnoxious impacts.

Under Section 6.5.1 of the Official Plan, low-impact light industrial uses, including light manufacturing, warehousing, distribution and storage, and automotive sales and services are permitted within the Mixed Industrial designation. Furthermore, the use of animal hospital can be considered a small-scale commercial service, representative of a community-oriented commercial use serving both the immediate residential neighbourhoods/areas residentially zoned within 600 metres of the subject site, as per Section 6.5.3 of the Official Plan.

A park is proposed to be a permitted use on the site. Parkland dedication, in form of land and/or payment will be determined at the time of subdivision or site plan approval. Conveyance can be expected as well as the provision of connections to link the existing north-south pathway on the east side of the stormwater pond to the existing multi-use pathway through Lytle Park.

Although not required at the time of the Zoning By-law Amendment application, the future development of the subject lands will consider the Official Plan policies of Section 4.6.2 relating to protecting and enhancing Scenic Routes and Capital Scenic Routes at the time of Site Plan Control. In addition, the proposed development is intended to maintain the characteristics of the Suburban Transect as identified on Schedule A – Transect Policy Areas of the Official Plan through the support of suburban patterns of development while contributing to the gradual evolution of the 15-minute neighbourhood.

To support the application, a traffic impact assessment, geotechnical report, servicing study and Phase 1 ESA were submitted, reviewed and found acceptable by qualified City staff. There were no issues which were identified which would preclude the addition of the uses to the site. Further studies and plans will be reviewed through future planning applications (subdivision and/or site plan control approval).

Municipal water is available to the site, with an existing watermain along O'Keefe Court as well as through the terminus of Lusk Street. Sanitary and storm sewer services are proposed to be extended from the existing pipes at the terminus of Lusk Street. A stormwater pond is located south of the south east quadrant of the site. At the time of subdivision or site plan approval, whichever is earlier, an acceptable access to the stormwater pond will be required for the City and its contractors to perform inspection, monitoring and maintenance activities, including dredging of accumulated sediment at

the pond. This may be through an unimpeded easement or the creation of a public road, to the satisfaction of the City.

The amendment reinstates an automobile dealership, warehouse, animal hospital and park as permitted uses, continues to prohibit a number of land uses and the site specific provisions of Exception 2265.

### **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

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

The Councillor David Hill, Ward 3, is aware of the application related to this report.

The abutting councillor, Councillor David Brown, Ward 21, is also aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the report recommendations.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

Servicing alternatives are available to support the proposed development. Details of the servicing plan will be established through the subsequent Draft Plan of Subdivision process.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report. Development will be subject to site plan control approval, at which detailed review of accessibility will be undertaken.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A City with a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-24-0039) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to amendments to the application and the requirement for additional engineering information.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

Staff support the proposed Zoning By-law amendment to permit additional uses to the site. Staff are of the opinion the additional uses are appropriate and maintain the intent of the Official Plan.

## **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.

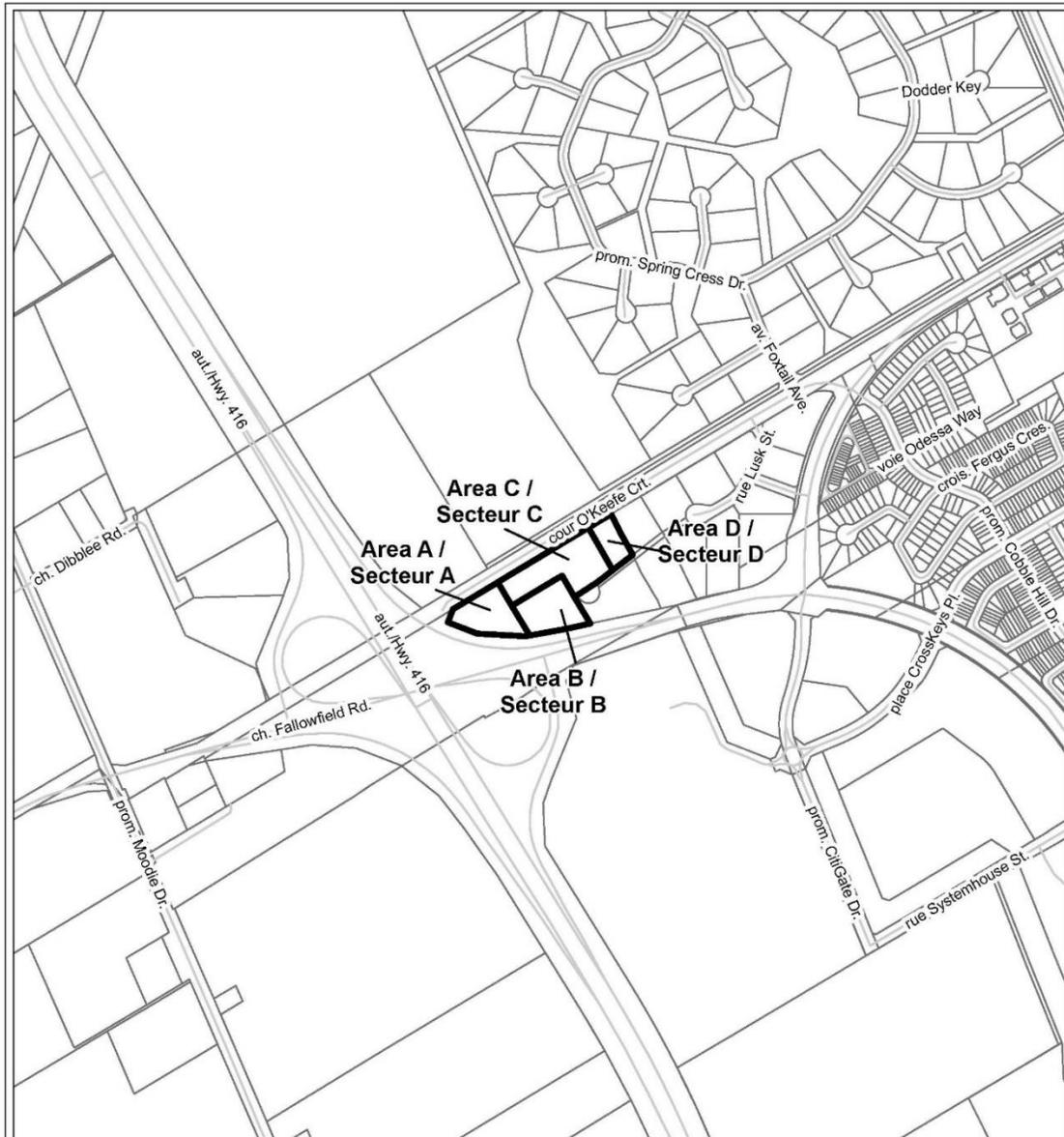
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
<b>4401 chemin Fallowfield Road</b>		 Area A to be rezoned from IP[2265] H(48) to IP[XXXX] H(48) Le zonage du secteur A sera modifié de IP[2265] H(48) à IP[XXXX] H(48)	
I:\CO\2024\ZKP\Fallowfield_4401		Area B to be rezoned from IP[2265] H(36) to IP[XXXX] H(36) Le zonage du secteur B sera modifié de IP[2265] H(36) à IP[XXXX] H(36)	
<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>		Area C to be rezoned from IP[2265] H(24) to IP[XXXX] H(24) Le zonage du secteur C sera modifié de IP[2265] H(24) à IP[XXXX] H(24)	
<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>		Area D to be rezoned from IP[2265] H(12) to IP[XXXX] H(12) Le zonage du secteur D sera modifié de IP[2265] H(12) à IP[XXXX] H(12)	
REVISION / RÉVISION - 2025 / 04 / 09			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4401 Fallowfield Road:

1. Rezone the lands as shown in Document 2
2. Add a new exception XXXX to Section 239-Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text 'XXXX'
  - b) In Column II, Applicable Zones, add the text, IP[XXXX] H(48), IP[XXXX] H(36), IP[XXXX]H(24), and IP[XXXX] H(12)
  - c) In Column III, Exception Provisions-Additional Land Uses Permitted, add the text:
    - place of worship
  - d) In Column IV, Exception Provisions-Land Uses Prohibited, add the text:
    - automobile rental establishment
    - emergency service
    - personal brewing facility
    - printing plant
    - animal care establishment
    - automobile service station
    - bar
    - car wash
    - gas bar
    - personal service business
  - e) In Column V, Exception Provisions-Provisions, add the text
    - minimum lot area: 4,047 square metres
    - drive-through facility is only permitted when associated with a bank or bank machine
    - convenience store, full service restaurant, take out restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a hotel,

light industrial use, medical facility, office, place of assembly, production studio, research and development centre, technology industry, training centre, bank or payday loan establishment.

- a place of worship is subject to Clause 205(2)(g), as applicable.
- an animal hospital is not subject to Clauses 205(2)(b) and 205(2)(c)
- a park is not subject to Clause 205(2)(b)

### **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.

#### Public Comments and Responses

##### Comment:

Concern that there are empty lots in other areas which are already cleared for development and this site should remain as a habitat for plants and animals.

##### Response:

At subdivision stage, an Environment Impact Statement will be required to assess the potential habitat for endangered and threatened species. The Owner is to also prepare a Conservation Handbook to be distributed to purchasers which will describe the natural attributes and importance of good stewardship practices.

Although other lots may be cleared for development, they may be under different ownership.

##### Comment:

Concern with noise of truck traffic from a warehouse use.

##### Response:

Given the designation and zoning of this site and surrounding area, it is expected uses will generate noise. At site plan stage, a Noise Control Study may be requested.