

**8. ZONING BY-LAW AMENDMENT – 557 AND 577 JINKINSON ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – 557 ET 577 CHEMIN
JINKINSON**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 557 and 577 Jinkinson Road and the unaddressed parcel to the east of 557 Jinkinson Road to permit Rural General Industrial (RG) uses on portions of the properties that are setback from the natural heritage features identified on the properties, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 557 et 577, chemin Jinkinson ainsi qu'une parcelle sans adresse située à l'est du 557, chemin Jinkinson, afin de permettre les utilisations d'une Zone d'industrie générale rurale (RG) sur des parties des propriétés situées en retrait des éléments du patrimoine naturel répertoriés sur ces biens-fonds, comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, report dated 4 April 2017 (ACS2017-PIE-PS-0053)

Rapport de la Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 4 avril 2017 (ACS2017-PIE-PS-0053)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 24
10 MAY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 24
LE 10 MAI 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires
rurales
May 4, 2017 / 4 mai 2017**

**and Council / et au Conseil
May 10, 2017 / 10 mai 2017**

**Submitted on April 4, 2017
Soumis le 4 avril 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Acting Director / Directrice par intérim,
Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0053

SUBJECT: Zoning By-law Amendment – 557 and 577 Jinkinson Road

OBJET: Modification au Règlement de zonage – 557 et 577 chemin Jinkinson

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 557 and 577 Jinkinson Road and the unaddressed parcel to the east of 557 Jinkinson Road to permit Rural General Industrial (RG) uses on portions of the properties that are setback from the natural heritage features identified on the properties, as detailed in Document 2.**
- 2. That 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 10 May 2017, 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 au Règlement de zonage 2008-250 visant les 557 et 577, chemin Jinkinson ainsi qu'une parcelle sans adresse située à l'est du 557, chemin Jinkinson, afin de permettre les utilisations d'une Zone d'industrie générale rurale (RG) sur des parties des propriétés situées en retrait des éléments du patrimoine naturel répertoriés sur ces biens-fonds, 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 de l'avocat général 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 du projet de**

loi 73 », à la réunion du Conseil municipal prévue le 10 mai 2017, 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

557 and 577 Jinkinson Road and an unaddressed parcel to the east of 557 Jinkinson Road

Owner

James and Nicholas Vorobej, 899 Muskoka Avenue, Ottawa, ON, K2A 3J1

Applicant

Mark Snider, McIntosh Perry Consulting Engineers Ltd., 115 Walgreen Road, R.R. 3, Carp, ON, K0A 1L0

Description of site and surroundings

The properties are located at 557 and 577 Jinkinson Road, on the south side of Jinkinson Road, approximately 3 kilometres west of Stittsville and 3 kilometres south of the Highway 7 and Highway 417 interchange. The Capital City Speedway is located immediately northwest of the properties on the north side of Highway 7 and Tomlinson Quarry is located immediately west of the properties.

The properties together are approximately 68 hectares in area with a total frontage of 615 metres on Jinkinson Road. An existing TransCanada Pipeline easement is located along the eastern property line and a small quanset hut is located on 557 Jinkinson Road. Predominately the lands are vacant with existing forest and wetland.

Summary of requested Zoning By-law amendment proposal

The property at 577 Jinkinson Road is zoned Rural General Industrial, with exception (RG [355r]). This exception zone limits the uses permitted to a warehouse use.

The property at 557 Jinkinson Road is zoned Rural General Industrial RG, also with exception [355r] where it abuts the east side of 577 Jinkinson Road, with the majority and remainder being zoned Environmental Protection, Subzone 3 (EP3) and Rural Countryside (RU).

The unaddressed parcel to the east of 557 Jinkinson Road also has segments zoned Environmental Protection, Subzone 3 (EP3) and Rural Countryside (RU), with the easement on the eastern boundary zoned Parks and Open Space, Subzone O10 (Trans Canada Pipeline Subzone).

The RU designation permits limited rural based land uses that accommodate agricultural, forestry, country residential lots and other land uses characteristic of Ottawa's countryside. The purpose of the EP3 zone is to recognize lands which are designated in the Official Plan as Significant Wetlands and Natural Environment Areas that contain important environmental resources which must be protected for ecological, educational and recreational reasons. Only minimal development is permitted under strict guidelines.

The purpose of this proposed Zoning By-law amendment is to create a new exception provision on the portion of lands zoned RG that adds to the permitted uses that currently are allowed, and to expand that zoning further east, and to the same depth, on the unaddressed parcel to the east of 557 Jinkinson Side Road.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. The proposal was subject to public notification. A public information package was mailed to property owners with properties within 120 metres of 557 and 577 Jinkinson Road; the Northwest Goulbourn Community Association; and Councilor

Moffatt. In addition, a development sign was posted on the properties. Only one member of the public commented on the application and they did not oppose.

Official Plan designations

As per Schedule A of the Official Plan, 577 Jinkinson Road is designated Rural Natural Features Area and 557 Jinkinson Road is designated Rural Natural Features Area and Significant Wetland. The rezoning is proposed for all of 577 Jinkinson Road, for a portion of 557 Jinkinson Road, and for a portion of the unaddressed parcel to the east, that are designated Rural Natural Features Area. The portion of lands proposed to be rezoned are also identified as part of a Natural Heritage System Features as per Schedule L3 of the Official Plan.

Rural Natural Features are designated on Schedule A in the Official Plan to protect locally significant natural areas and the city's tree cover. Development and site alteration are not permitted within the feature unless an Environmental Impact Statement demonstrates that there will be no negative impacts on the natural feature within the area of their ecological functions. In addition, a Zoning By-law amendment is required where certain uses are proposed, such as the uses proposed by this application.

Planning Rationale

As per the Official Plan, the property owners provided an application to rezone the property, which included an Environmental Impact Statement (EIS) as part of the application submission.

The EIS identified the Goulbourn Wetland Complex Provincially Significant Wetland (PSW) and also unevaluated wetlands and an unnamed watercourse. The proposed rezoning initially proposed to rezone lands that were less than 120 metres from the PSW, less than 30 metres from the unevaluated wetlands, and included a portion of the unnamed watercourse. There were 17 uses proposed, which were most of the uses that are permitted in a Rural General Industrial (RG) zone, plus two additional uses which would be permitted in an RG4 or RG5 Subzone.

After discussions with staff and the Rideau Valley Conservation Authority (RVCA), the applicant agreed to revise the rezoning request to a boundary that was outside the 120 metres regulation limit of the PSW, outside the 30 metre buffer of the unevaluated wetlands, and outside the 30 metre setback from the watercourse. In addition, the requested uses were revised to remove the following:

- Dwelling unit – because it is not in compliance with the Official Plan policies which speak to compatibility with the distance to the Aggregate resource;
- Uses which may have sensitive equipment not suited to the blasting that occurs at a quarry;
- Uses which may have potential threats to the nearby environmental features; and
- Uses that would require a significant amount of land and would be greater than the developable parcel size.

The resulting uses that staff and the RVCA agreed were appropriate on the lands within the recommended boundary are:

- animal care establishment;
- animal hospital;
- automobile dealership;
- automobile service station;
- heavy equipment and vehicle sales, rental and servicing;
- kennel;
- light industrial uses;
- medical marihuana production facility;
- office;
- research and development centre;

- retail store - to also include the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services of a permitted use on the same lot;
- service and repair shop;
- storage yard; and
- warehouse.

In addition, as per the recommendation of the EIS, the proposed rezoning includes the provision of all uses to be conducted entirely within an enclosed building or within an area which is screened or has a landscaped feature separating it from an RU zone.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

Staff reviewed this application with the intent to comply with the Official Plan policies to limit rural based land uses that accommodate agricultural, forestry, country residential lots and other land uses characteristic of Ottawa's countryside. One of the properties is already zoned for an industrial use and all subject properties are in proximity to a variety of commercial, aggregate, industrial and residential land uses. In addition, the natural features of the properties will be protected.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

Staff reviewed this application with the intent to comply with the Official Plan policies to protect significant wetlands and natural environment areas that contain important environmental resources which must be protected for ecological, educational and recreational reasons.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy

ES1 – Support an environmentally sustainable Ottawa

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the review.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

The Planning, Infrastructure, and Economic Development Department supports this application because it is consistent with the Official Plan (OPA 150) and the Provincial Policy Statement (2014). Staff are satisfied that issues related to protection of the Provincially Significant Wetland and of the Natural Environment Areas have been adequately addressed.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

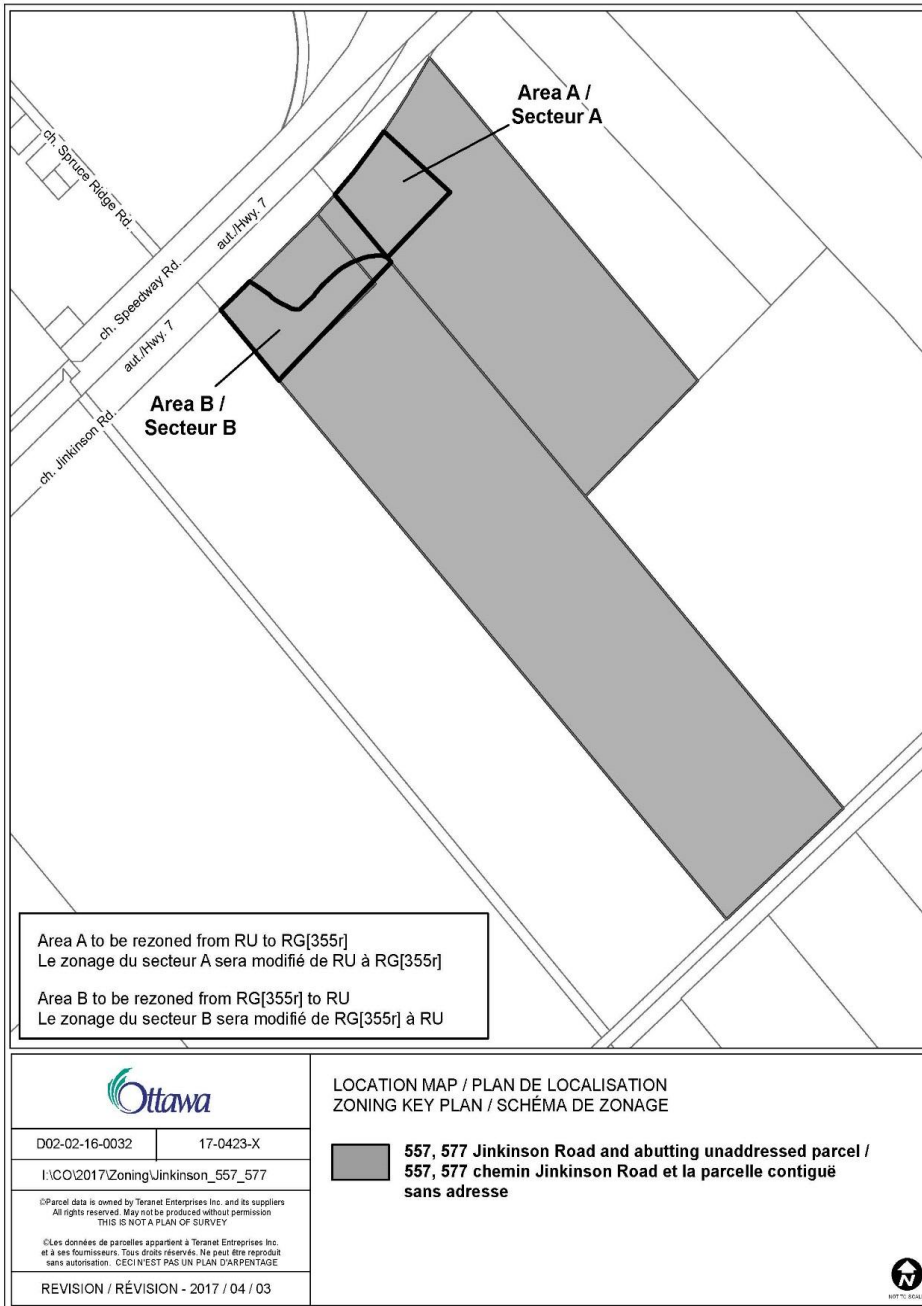
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for part of 557 and 577 Jinkinson Road:

1. The Zoning Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown in Document 1 as follows:
 - a. Area A from RU to RG [355r]; and,
 - b. Area B from RG [355r] to RU.
2. Amend exception 355r of Section 240 – Rural Exceptions by including provisions similar in intent to the following:
 - a. Add the following text to Column III
 - research and development centre
 - office
 - b. Replace all of the text in Column IV with the following:
 - automobile body shop
 - drive-through facility
 - dwelling unit
 - gas bar
 - leaf and yard waste composting facility
 - parking lot
 - printing plant
 - truck transport terminal
 - waste processing and transfer facility (non-putrescible)

- c. Add the following text to Column V:
- A retail store may also include the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services of a permitted use on the same lot.
 - An office is a conditional permitted use subject to the use being located on the same lot as a primary permitted use.
 - All uses to be conducted entirely within an enclosed building or within an area which is screened or has a landscaped feature separating it from an RU zone.