

**5. ZONING BY-LAW AMENDMENT – 1156 AND 1170 MARCH ROAD**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – 1156 ET 1170 CHEMIN**  
**MARCH**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 1156 and 1170 March Road to permit a gas bar and convenience store, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 1156 et 1170, chemin March, afin de permettre la présence d'un poste d'essence et d'un dépanneur, comme l'expose en détail le document 2.**

**DOCUMENTATION / DOCUMENTATION**

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 3 April 2017 (ACS2017-PIE-PS-0052).

Rapport du Directrice par intérim, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 3 avril 2017 (ACS2017-PIE-PS-0052).

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

**53**

**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 3, 2017  
Soumis le 3 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**

**Contact Person / Personne ressource:**

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demandes d'aménagement ruraux**

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**Ward: WEST CARLETON-MARCH (5)**

**File Number: ACS2017-PIE-PS-0052**

**SUBJECT: Zoning By-law Amendment – 1156 and 1170 March Road**

**OBJET: Modification au Règlement de zonage – 1156 et 1170 chemin March**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1156 and 1170 March Road to permit a gas bar and convenience store, 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 1156 et 1170, chemin March, afin de permettre la présence d'un poste d'essence et d'un dépanneur, 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 12 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:**

1156 and 1170 March Road

### **Owner:**

c/o Gilles Guindon, Mr. Gas Limited Oops Investments Inc.,

### **Applicant**

Bill Holzman, Holzman Consultants Inc.

### **Description of site and surroundings**

The properties are located at 1156 and part of 1170 March Road, and are on the northeast side of March Road, between Old Carp Road and Dunrobin Road.

The properties are currently vacant, but 1156 March Road was previously used as a gas bar before being demolished in 2008/2009. It is proposed that part of 1170 March Road be conveyed via a lot-line adjustment. Once complete, the enlarged 1156 March Road would have frontage of 50 metres and be 4300 square meters in size. To the north and east are vacant rural lands. To the south are residential and rural commercial uses and to the west is a single family residential use.

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

It is proposed that a gas bar, accessory convenience store and associated private on-site servicing systems be constructed. The gross floor area of the proposed building is 139 square metres in addition to a 191 square metre gas bar canopy. There are also nine parking spaces and a semi-circle dual access to March Road proposed.

This Zoning By-law amendment application was provided in 2009 as a result of a Committee of Adjustment lot line adjustment application. However, the Committee of Adjustment application lapsed before resolution could be made regarding the potability of water for the proposed use. Since that time, remediation of the site has occurred and studies have been updated.

The properties are designated General Rural Area in the City of Ottawa Official Plan. 1156 March Road is currently zoned RC2[467r] - Rural Commercial Sub-zone 2 Exception 467r and 1170 March Road is zoned RU - Rural Countryside. It is proposed that both properties merge and have the same zoning applied. Currently the zoning for 1156 March Road only permits the uses of automobile service station and automobile dealership limited to the sale of snowmobiles. No commercial uses are permitted for 1170 March Road.

A new Committee of Adjustment Application for a lot line adjustment was conditionally approved on April 5, 2017 subject to the property being appropriately zoned for a commercial use.

A Site Plan application has been provided, reviewed and is nearing approval. Prior to development, this proposed rezoning and the lot line adjustment must be in place.

## **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 1156 and 1170 March Road; various Community Associations; and Councilor Eli El-Chantiry. In addition, a development sign was posted on the property.

Comments from one community member was provided in opposition on the original circulation of the Zoning By-law amendment application in 2009. The concern was that the location was not viable for the proposed business to be sustained.

### **Official Plan designation**

The subject lands are designated General Rural Area in Schedule A of the Official Plan. The intent of the General Rural Area is to provide a location for agriculture and for those non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within urban or Village locations.

The Official Plan also states that a Zoning By-law amendment application is required when a gas station is proposed as a new use.

### **Planning rationale**

As per the Official Plan, the property owners provided an application to rezone the property.

The property at 1156 March Road previously had a gas bar located on it. This property, with its exception zoning, already permits a Rural Commercial (RC) use, being an automobile service station, which allows the retail of fuel. An RC zone without exception would permit a gas bar with convenience store, among other things. The studies and reports that accompanied the application demonstrate that these uses would be appropriate for this property. In addition, the current zoning permits an automobile dealership limited to the sale of snowmobiles. This would no longer be listed as a permitted use.

A lot line adjustment, to a portion of 1170 March Road, is required in order to enlarge the property at 1156 March Road so that an appropriate septic system can be installed. This portion of 1170 March Road is proposed to be rezoned from Rural Countryside (RU) to have a consistent zoning for the enlarged parcel. No additional uses would be added to 1170 March Road, which would still substantially still be zoned RU.

### **Provincial Policy Statement**

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

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report..

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor El-Chantiry is aware of the application related to this report.

## **ADVISORY COMMITTEE COMMENTS**

The Accessibility Advisory Committee was circulated the combined Site Plan Control and Zoning By-law amendment application. No comments were provided.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no risks associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **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

## **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 environmental remediation and of water quality and quantity 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.

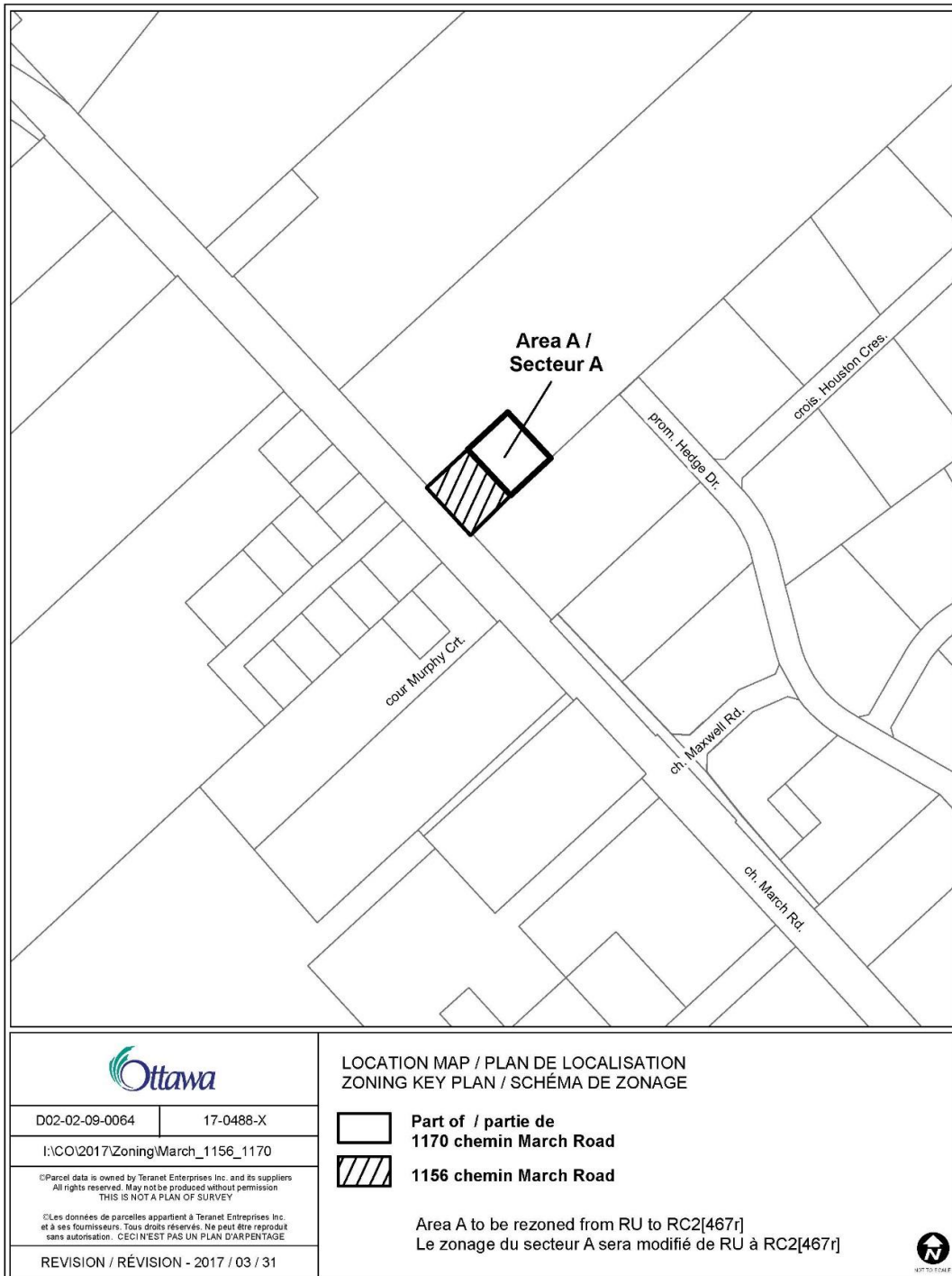
Legal Services to forward the implementing by-law to City Council.

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



**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1156 and 1170 March Road:

1. Rezone Area A on Document 1 from RU to RC2 [467r]; and,
2. Amend exception 467r in Section 240 – Rural Exceptions including provisions similar in intent to the following:
  - a) Amend Column IV by replacing all of the text with the following:

“all uses except for:

    - gas bar
    - convenience store”