

5. ZONING BY-LAW AMENDMENT – 571 LACOLLE WAY
MODIFICATION AU RÈGLEMENT DE ZONAGE – 571, VOIE LACOLLE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 571 Lacolle Way to permit an automobile service station, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 571, voie Lacolle, de façon à permettre une station-service, comme le précise le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 4 April 2017 (ACS2017-PIE-PS-0055)

Rapport de la Directrice par intérim, Service de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 4 avril 2017 (ACS2017-PIE-PS-0055)
2. Extract of draft Minutes, Planning Committee, 25 April 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 25 avril 2017

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 25, 2017 / 25 avril 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 / Services 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:

**Evode Rwagasore, Planner / Urbaniste / Development Review East / Examen des
demandes d'aménagement est**

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Ward: ORLÉANS (1)

File Number: ACS2017-PIE-PS-0055

SUBJECT: Zoning By-law Amendment – 571 Lacolle Way

OBJET: Modification au Règlement de zonage – 571, voie Lacolle

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 571 Lacolle Way to permit an automobile service station, as detailed in Document 2.**

2. That Planning 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'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 relativement au 571, voie Lacolle, de façon à permettre une station-service, comme le précise le document 2.
2. Que le Comité de l'urbanisme 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

571 Lacolle Way

Owner

Canadian Auto Parts Distributors

Applicant

Brian Morley, Morley Hoppner Limited

Description of site and surroundings

The site is addressed 571 Lacolle Way, south and east of Taylor Creek Drive, and north of St. Joseph Boulevard. The property is located within the Taylor Creek Business Park, in Orléans. It has approximately 95 metres of frontage along Lacolle Way and measures 0.526 hectares in area. The lands are currently occupied with a commercial building known as Canadian Auto Parts Supplier (C.A.P.S), with associated vehicular parking. The balance of the lands are vacant and do not contain any significant vegetation. Refer to Document 1 – Location Map.

Summary of requested Zoning By-law amendment proposal

The proposal would see the current zone IL4 H(21) – Light Industrial, Subzone 4, Maximum Building Height 21 metres changed to IL4 [xxxx] H(21) – Light Industrial, Exception xxxx H(21).

Brief history of proposal

These lands are also subject to a Site Plan Control application (D07-12-16-0170) that consists of a multi-tenant commercial addition to the existing warehouse and sales building. The addition will permit the construction of three new commercial units.

The current Light Industrial Subzone 4 does not allow automobile service station as a use, and limits the permitted uses at 300 square metres. The Zoning By-law amendment seeks to rezone the property to allow an automobile service station, with each use not exceeding 300 square metres.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on site giving notice of this Zoning By-law amendment in

accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

No public comments were received.

Official Plan designation

The Official Plan designates this site Employment Area on Schedule B, which permits a variety of industrial and employment-generating uses, such as warehousing and distribution, manufacturing, communications, storage, construction, office; and a variety of ancillary uses, such as recreational, health and fitness uses, child care, and service commercial uses (e.g. convenience store, doctor and dentist office, service station or gas bar). The proposed use is permitted within this designation.

Urban Design Review Panel

The subject sites are not located within a Design Priority Area; therefore the Panel did not review this application.

Planning rationale

The Zoning By-law amendment reflects the intent of the Official Plan. The rezoning is required in order to permit automobile related uses such as 'automobile service station.

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 with this zoning amendment.

COMMENTS BY THE WARD COUNCILLOR

Councillor Monette 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 management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This proposed Zoning By-law amendment application addresses the following Term of Council Priorities:

- Sustainable Environmental Services.
- Healthy and Caring Communities.
- Governance, Planning and Decision-Making.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

This proposal is in conformity with the Provincial Policy Statement, and the City's Official Plan.

Staff recommend the lands be rezoned to IL4 [xxxx] H(21) – Light Industrial, Exception xxxx H(21) to permit an automobile service station.

The department recommends that the application be approved.

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.

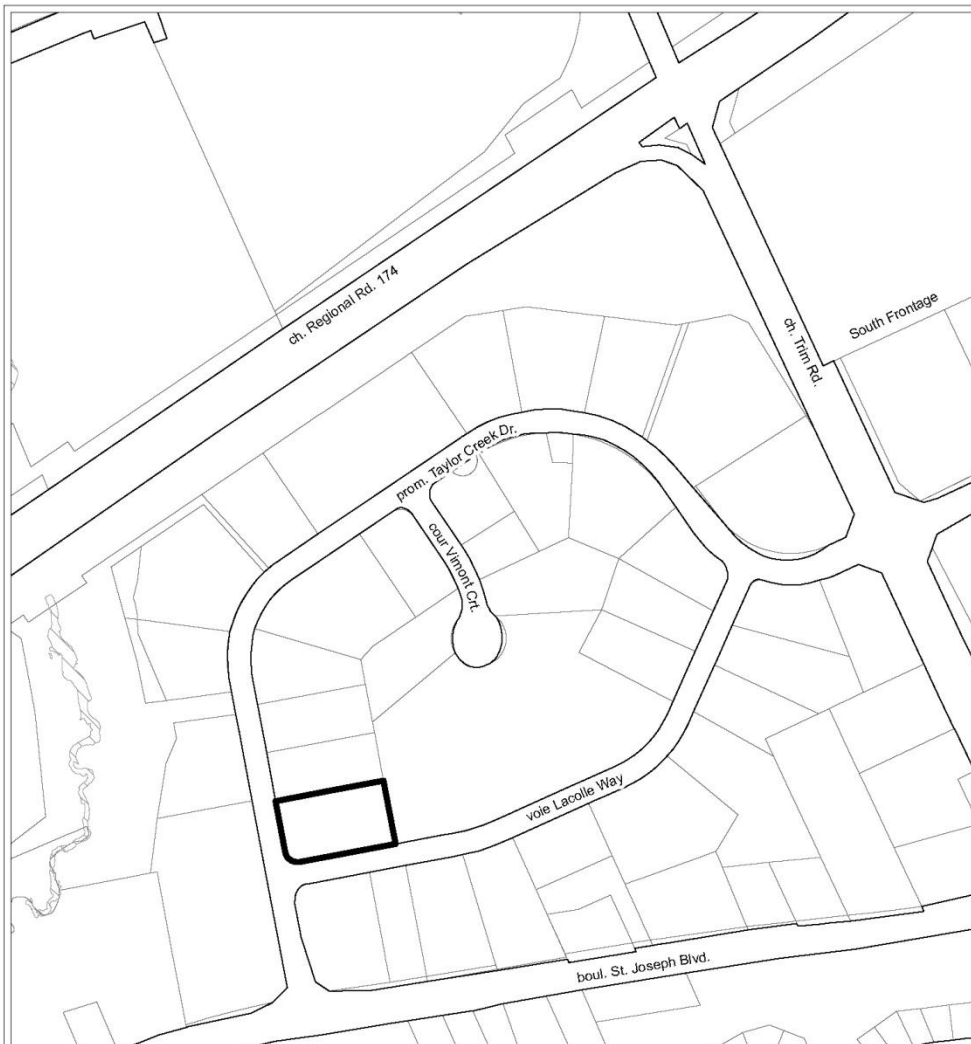
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.





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

The site is addressed 571 Lacolle Way, and located south and east of Taylor Creek Drive, north of Lacolle Way, and St. Joseph Boulevard, within the Taylor Creek Business Park.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0099	16-1582-D		
I:\CO\2016\Zoning\Lacolle_571			
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REVISION / RÉVISION - 2016 / 12 / 01		 571 voie Lacolle Way	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 571 Lacolle Way:

1. Rezone the lands shown on Document 1, from IL4 H(21) to IL4 [xxxx] H(21); and,
2. Add an exception, xxxx, to Section 239, Urban Exceptions with provisions similar in intent to the following:
 - a) Add to Column II – Applicable Zone, the text, “IL4 [xxxx] H(21)”;
 - b) Add to Column III – Additional Land Uses Permitted, the text, “automobile service station”; and,
 - c) Add to Column V – Provisions, the text, “automobile service station is subject to Clauses 203(2) (a), (b), (c) and (d).”