

3. ZONING BY-LAW AMENDMENT – 7771 SNAKE ISLAND ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – 7771, CHEMIN SNAKE
ISLAND

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 7771 Snake Island Road to permit “Instructional facility limited to training in welding and iron works” use to the entire consolidated property, as detailed in revised Document 2.
 - a. Document 2 – Details of Recommended Zoning with the following:

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 7771 Snake Island Road:

 - i. The Zoning Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” be amended by rezoning the lands shown as Area A on Document 1 from RC1 to RC1 [668r]; and,
 - ii. Amend Column III of Exception 668r of Section 240 – Rural Exceptions by adding the text, “and iron works” after the word, “welding”.
2. replacing Document 1 – Location Map with the attached location map; and,
3. that there be no further notice pursuant to section 34(17) of the Planning Act.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve :

1. une modification au Règlement de zonage no 2008-250 visant le 7771, chemin Snake Island afin de permettre une utilisation pour un « établissement d'enseignement limité aux cours de formation en soudage et en ferronnerie » dans l'ensemble de la propriété consolidée, comme l'explique en détails le document 2 révisé.
 - a. le Document 2 – Détails du zonage recommandé par le texte suivant :

Modifications proposées au Règlement de zonage de la Ville d'Ottawa (n° 2008-250) relativement au 7771, chemin Snake Island :

 - i. Que la carte de zonage associée au Règlement de zonage de la Ville d'Ottawa (n° 2008-250) soit modifiée par le changement du zonage des parcelles du secteur A présentées dans le document 1 de « RC1 » à « RC1[668r] »;
 - ii. Que l'exception 668r de la colonne III du tableau 240, intitulé « Exceptions rurales », soit modifiée par l'ajout des mots « et en ferronnerie » après « soudage ».
2. de remplacer le Document 1 – Plan de localisation par le plan de localisation ci-joint;
3. qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.

DOCUMENTATION / DOCUMENTATION

1. Revised Document 1 – Location Map

Document 1 révisé – Plan de localisation

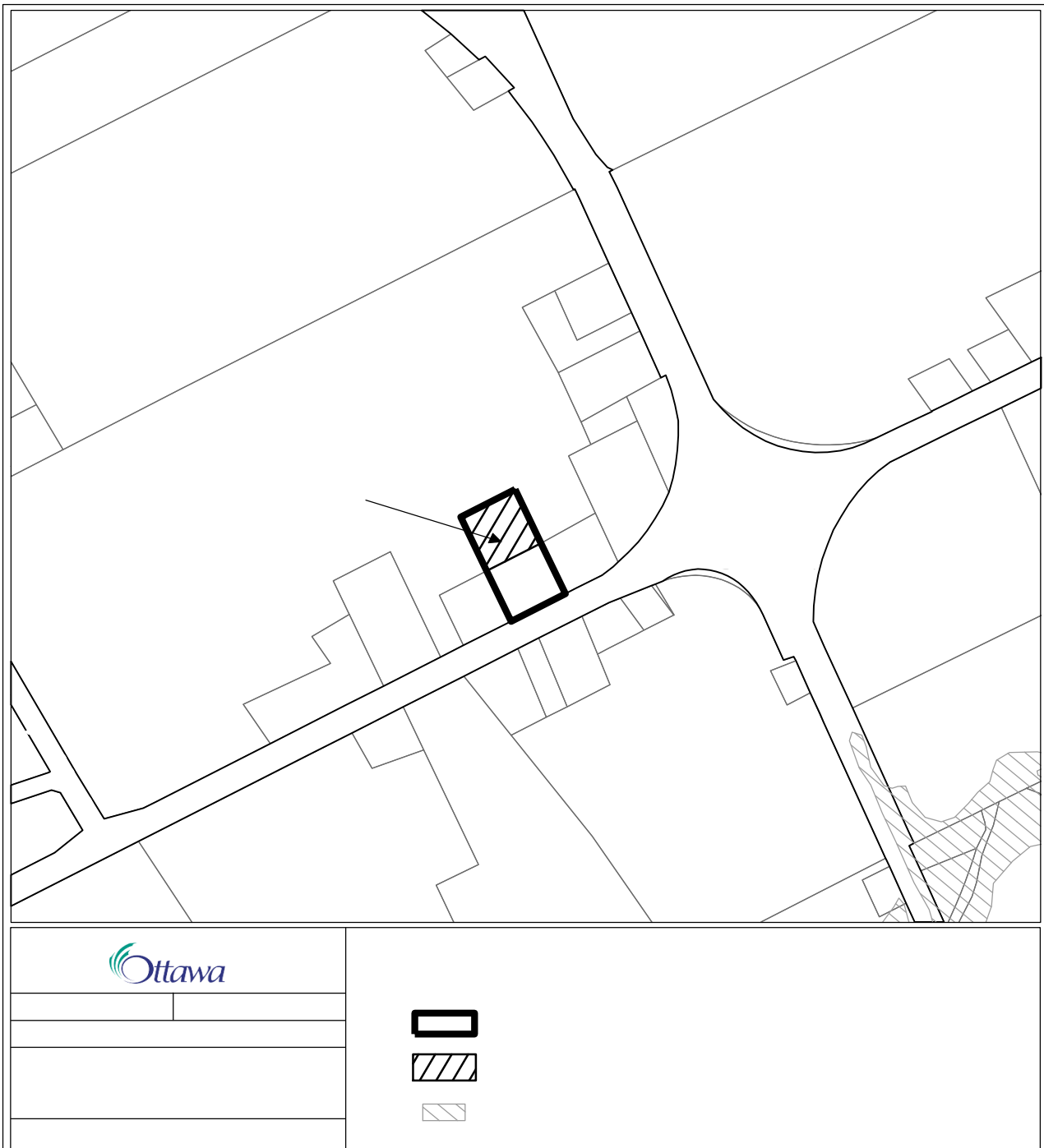
2. Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 3 November 2017 (ACS2017-PIE-PS-0131).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 3 novembre 2017 (ACS2017-PIE-PS-0131).

3. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 23 November 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 23 novembre 2017.

Revised Document 1 – Location Map



**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 30
13 DECEMBER 2017**

28

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 30
LE 13 DÉCEMBRE 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
23 November 2017 / 23 novembre 2017**

**and Council / et au Conseil
December 13, 2017 / 13 décembre 2017**

**Submitted on November 3, 2017
Soumis le 3 novembre 2017**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice,
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:
Lorraine Stevens, Planner / Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux
(613) 580-2424, 15077, Lorraine.stevens@ottawa.ca**

Ward: OSGOODE (20)

File Number: ACS2017-PIE-PS-0131

SUBJECT: Zoning By-law Amendment – 7771 Snake Island Road

OBJET: Modification au Règlement de zonage – 7771, chemin Snake Island

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee:

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 7771 Snake Island Road to permit “Instructional facility limited to training in welding” use to the entire consolidated property, 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 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 13 December 2017, subject to submissions received between the publication of this report and the time of Council’s decision.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l’agriculture et des affaires rurales :

- 1. Recommande au Conseil d’approuver une modification au Règlement de zonage no 2008-250 visant le 7771, chemin Snake Island afin de permettre une utilisation pour un « établissement d'enseignement limité aux cours de formation en soudage » dans l'ensemble de la propriété consolidée, comme l’explique en détails le document 2.**
- 2. Que 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 13 décembre 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

7771 Snake Island Road

Owner

2285447 Ontario Inc.

Applicant

Benjamin Clare, McIntosh Perry Consulting Engineers Ltd.

Description of site and surroundings

The property was previously two separate properties (north portion and south portion) which have now been consolidated. The property is located on the north side of Snake Island Road, approximately 200 metres west of Bank Street and approximately one kilometre west of the Village of Metcalfe.

The south portion of property has a two storey aluminum sided building and is currently being used as an instructional / training facility for iron workers and is currently zoned to specifically permit an “Instructional facility limited to training in welding” use.

The north portion of the property is vacant and has historically been used for crop production, and does not permit an “Instructional facility limited to training in welding” use.

To the north and west of the property are agricultural lands and open space. To the east of the property is a former automotive sales establishment, including a small structure. To the south of the property, across Snake Island Road, is an auto body collision repair shop, large residential lots, some with home industry, and a pallet manufacturing operation.

Summary of requested Zoning By-law amendment proposal

The purpose of the zoning application is to extend the permitted use of “Instructional facility limited to training in welding” on the south portion of the property to include the north portion of the property, to allow the welding training facility use for the entire consolidated property. The zoning would be Rural Commercial Subzone 1 with exception 668r (RC1 [668r]). In addition, the applicant proposes to construct a 348 square metres warehouse building and associated parking and landscaping at the rear of the property. A Site Plan Control application has been filed concurrently with the Zoning By-law amendment application.

Brief history of proposal

In January of 2012, Council accepted staff’s recommendation to allow the front portion of the property (prior to the property consolidation) to have a site specific rezoning to add “Instructional facility limited to training in welding” as an additional permitted use.

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 7771 Snake Island Road, various Community Associations, and Councilor George Darouze. In addition, a development sign was posted on the property.

Concern was expressed from one community member regarding the potential of additional stormwater exiting the property and the potential dangers of explosion from product stored on site.

Stormwater issues will be reviewed through the Site Plan Control application process. Safe storage of explosive materials is not regulated through zoning, however the applicant has indicated that the only gases in the warehouse will be propane for the forklift and that oxyacetylene and oxygen for torches will be / are currently stored outside. Storage of these materials are regulated by the Federal Government's Canadian Centre for Occupational Health and Safety.

Official Plan designations

The lands are designated General Rural Area in Schedule A of the Official Plan (OP). 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.

Policy 3.7.2.5 of the OP states that a Zoning By-law amendment application is required when certain uses are proposed in the General Rural Area, of which "Instructional facility limited to training in welding" would be included.

Policy 3.7.2.6 of the OP further describes what must be considered when considering a rezoning for any use described in Policy 3.7.2.5, which includes:

- The use would not be better located in a village or the urban area;
- The development is in keeping with the surrounding rural character and landscape;
- The volume and pattern of traffic flow anticipated from the development;
- Privacy of adjacent landowners or the amelioration of potential adverse impacts;
- The impact that the development will have on the protection of tree cover and local wildlife movement, as a result of proposed site clearing and grading, fencing, security lighting, and other similar site plan matters.

Planning Rationale

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

The south portion of the property at 7771 Snake Island Road currently has an instructional / training facility for iron workers. With the current exception zoning in place this use is permitted.

The north portion of 7771 Snake Island Road is proposed to be rezoned from Rural Countryside (RU) to Rural Commercial Subzone 1 with exception 668r, in order to have a consistent zoning for the enlarged parcel. No additional uses are proposed for this address.

A Site Plan Control application has been provided concurrently and is currently under review.

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 Darouze is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to proceeding with the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk 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.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

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

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 permitting the expansion of the current use on the property supports growth of the local economy, with no impacts to the environment or adjacent property owners.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista

O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

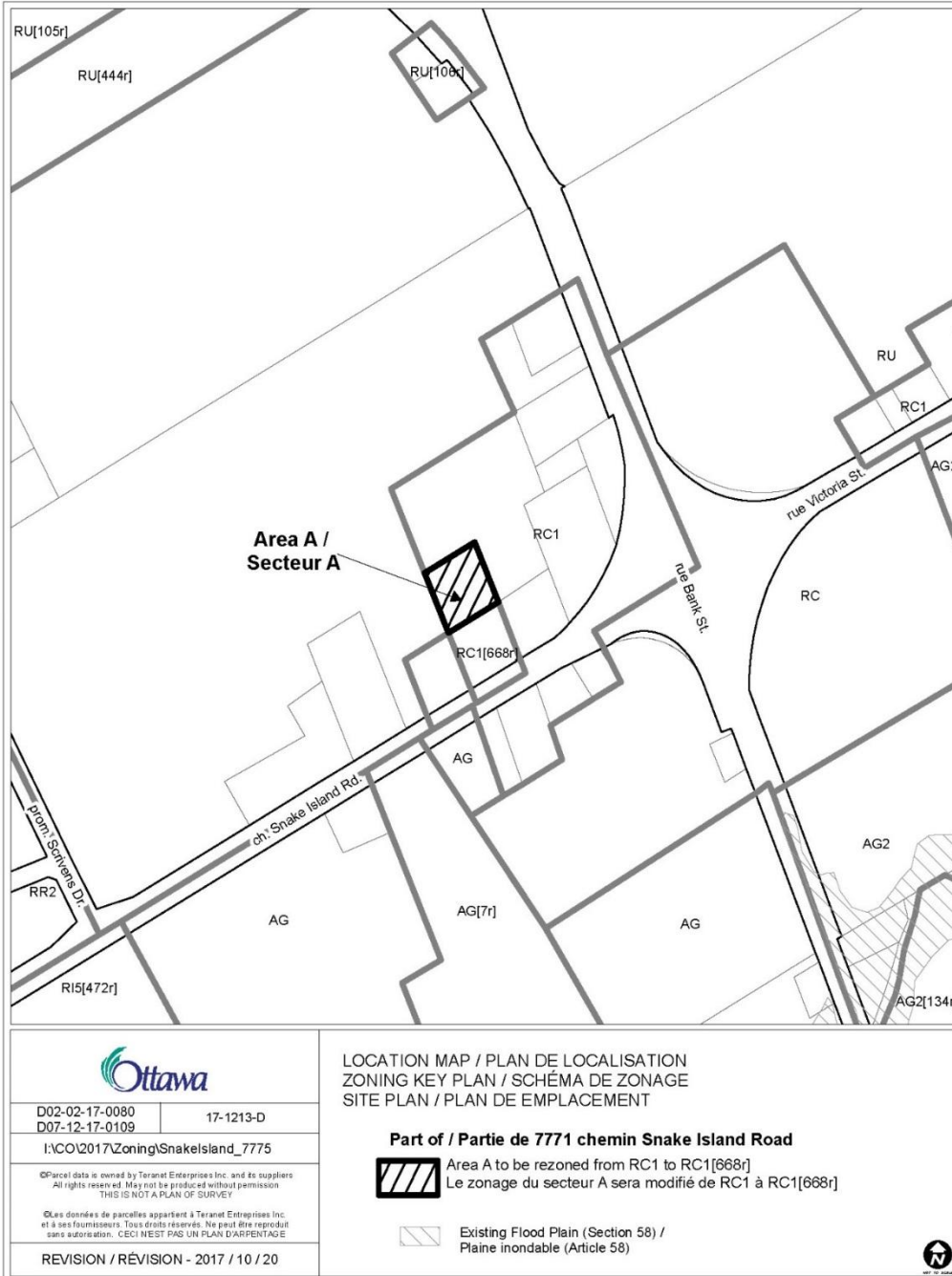
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Document 1 – Location Map

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 7771 Snake Island Road:

1. The Zoning Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” be amended by rezoning the lands shown as Area A on Document 1 from RC1 to RC1 [668r].