

<p><b>2. OFFICIAL PLAN AND ZONING – 200 RUSS BRADLEY ROAD</b></p> <p><b>PLAN OFFICIEL ET ZONAGE – 200, CHEMIN RUSS BRADLEY</b></p>
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**COMMITTEE RECOMMENDATIONS**

**That Council:**

- a. Approve the proposed modifications to the Official Plan for 200 Russ Bradley Road to permit a non-aviation related use within the Carp Airport lands as detailed in Document 2;**
- b. Approve the proposed amendment to Zoning By-law 2008-250 for 200 Russ Bradley Road to re-zone from Air Transportation Facility Zone, subzone B (T1B) to Air Transportation Facility Zone, subzone B with a rural exception (T1B[xxx-r]-h) to add a cannabis production facility as a permitted use as detailed in Document 3.**

**RECOMMANDATIONS DU COMITÉ**

**Que le Conseil :**

- a. approuve la modification du Plan officiel proposée relativement au 200, chemin Russ Bradley, afin que soit permise une utilisation non liée à l'aviation sur les terrains de l'Aéroport de Carp, comme l'indique le document 2;**
- b. approuve la modification du Règlement de zonage (n° 2008-250) proposée relativement au 200, chemin Russ Bradley, qui vise à faire passer le zonage de cette propriété de T1B (zone d'installation de transport aérien, sous-zone B) à T1B[xxx-r]-h (zone d'installation de transport aérien, sous-zone B, exception rurale [xxx-r]), afin que puisse y être aménagée une installation de production de cannabis en tant qu'utilisation permise, comme l'indique le document 3.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 16, 2021  
(ACS2021-PIE-PS-0085 )

Rapport de la Directrice, Services de la planification, planification, de l'infrastructure et du développement économique, daté le 16 juin 2021  
(ACS2021-PIE-PS-0085 )

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, June 28, 2021

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 28 juin 2021

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 23  
July 7, 2021**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 23  
LE 7 JUILLET 2021**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
28 June 2021 / 28 juin 2021**

**and Council  
et au Conseil  
7 July 2021 / 7 juillet 2021**

**Submitted on 16 June 2021  
Soumis le 16 juin 2021**

**Submitted by  
Soumis par:  
Lee Ann Snedden  
Director / Directrice  
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:  
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d'aménagement ruraux  
613-580-2424, 28352, Adam.Brown@ottawa.ca**

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

**File Number: ACS2021-PIE-PS-0085**

**SUBJECT: Official Plan and Zoning – 200 Russ Bradley Road**

**OBJET: Plan officiel et zonage – 200, chemin Russ Bradley**

## **REPORT RECOMMENDATIONS**

- 1. That the Agriculture and Rural Affairs Committee recommend Council:**
  - a. Approve the proposed modifications to the Official Plan for 200 Russ Bradley Road to permit a non-aviation related use within the Carp Airport lands as detailed in Document 2;**
  - b. Approve the proposed amendment to Zoning By-law 2008-250 for 200 Russ Bradley Road to re-zone from Air Transportation Facility Zone, subzone B (T1B) to Air Transportation Facility Zone, subzone B with a rural exception (T1B[xxx-r]-h) to add a cannabis production facility as a permitted use as detailed in Document 3.**
- 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 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 July 7, 2021," 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 :**
  - a. d'approuver la modification du Plan officiel proposée relativement au 200, chemin Russ Bradley, afin que soit permise une utilisation non liée à l'aviation sur les terrains de l'Aéroport de Carp, comme l'indique le document 2;**
  - b. d'approuver la modification du Règlement de zonage (n° 2008-250) proposée relativement au 200, chemin Russ Bradley, qui vise à faire passer le zonage de cette propriété de T1B (zone d'installation de transport aérien, sous-zone B) à T1B[xxx-r]-h (zone d'installation de transport aérien, sous-zone B, exception rurale [xxx-r]), afin que puisse**

y être aménagée une installation de production de cannabis en tant qu'utilisation permise, comme l'indique le document 3.

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 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 7 juillet 2021 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport le moment de la décision du Conseil.

## BACKGROUND

The subject property is located in the WestKan Business Park, within the lands designated as the Carp Airport in the City of Ottawa's Official Plan and is legally described as Blocks 10 and 12 of Plan 4M-1511. The property is located at the north-east corner of Russ Bradley and Huisson Roads and has a lot area of approximately 42,150 square metres and approximately 201 and 215 metres of frontage on Russ Bradley Road and Huisson Road, respectively.

Currently this lot is vacant and with existing trees lining most of the property boundaries. Adjacent properties immediately to the north and east also form part of the WestKan Business Park and are currently used in an agricultural nature ahead of development being proposed. Existing residential dwellings are located on the east side of Carp Road, to the north and east of the subject property; in addition, the Irish Hills Golf and Country Club located on the east side of Carp Road. The lands to the west and south of the property form part of the Carp Airport, with the residential fly-in community located approximately 415 metres from the subject lands.

The development proposes to add a cannabis production facility as a permitted use on the subject property.

The proposed Official Plan amendment is required in order to permit a non aviation or aviation related use on a property within the Carp Airport designation.

The Zoning By-law amendment would add a cannabis production facility as an additional permitted use on the property known municipally as 200 Russ Bradley Road.

## **DISCUSSION**

The intent of the proposed Official Plan and Zoning By-law amendments are to accommodate the development of a cannabis production facility on the subject property. While the proposal states there is a potential for a grassed taxiway to service the proposed facility, the use itself is not aviation related and requires relief from the Carp Airport designation of the Official Plan. Further, the current Air Transportation Facility, subzone B (T1B) zoning of the property requires amendment to add a cannabis production facility as a permitted use.

The development of such facility also requires the approval of a Site Plan Control application which has not yet been initiated by the proponent. It is noted that a 30-centimetre reserve remains in place which was established through the subdivision approval process which requires a Hydrogeological Report be submitted and approved prior to the lifting of the reserve.

### **Provincial Policy Statement**

The Provincial Policy Statement, 2020 (PPS) provides policy direction on land use planning and development which identifies direction of provincial interests. The PPS encourages promoting diversification of the economic base and employment opportunities in rural areas as well as on rural lands within municipalities.

Specifically, Section 1.1.5 of the PPS encourages development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed cannabis production facility is compatible with the industrial nature of the WestKan business park and will be serviced privately. Additional servicing information will be provided through a subsequent Site Plan Control application.

Employment considerations are identified within Section 1.3 of the PPS. The proposed amendments promote economic development and competitiveness by providing a mix and range of employment uses, and by providing opportunities for a diversified economic base.

The applications were also reviewed in relation to the policies of Section 2 of the PPS which relate to the use and management of resources. No natural features have been identified on or adjacent to the subject property, except for the presence of a watercourse along the western property line. Supporting documents have identified this watercourse as a ditch which will be maintained in its present location and subject to a 15-metre setback, as identified in the approved Environmental Impact Statement for the Carp Airport development. This setback will be enforced through the subsequent Site Plan Control application.

The proposal to add a cannabis production facility as a permitted use on the subject property is consistent with the policies of the Provincial Policy Statement.

#### **City of Ottawa Official Plan and Carp Road Corridor Community Design Plan**

The subject lands are designated Carp Airport on Schedule A of the Official Plan, which limits permitted uses to those of aviation and other land uses associated with an airport, including an aerospace business park and accessory residential fly-in community.

While the site specific policies related to the Carp Airport limits permitted uses, Section 3.10 of the Official Plan recognizes the economical importance and contribution that the City's airports provide and encourages working with various airport operators in the development of their lands, providing flexibility in order to response to changing markets that may impact the airports.

The introduction of a cannabis production facility within the WestKan business park supports the economic viability of the Carp Airport, while maintaining a use which is similar in nature to others considered under the current zoning.

The review of the application considered varying supporting engineering reports. While there remains additional investigation required in relation to private water service, the supporting documents outline a work plan that will be expanded upon in a subsequent Site Plan Control application. Sufficient progress, assumptions, and direction have been provided in these reports for the Planning, Infrastructure and Economic Development Department to proceed with a recommendation in relation to the Official Plan and Zoning By-law amendments proposed for the subject property.

The Carp Airport lands are also identified within the Carp Road Corridor Community Design Plan (CDP). These lands are identified and included in the CDP to provide a

holistic representation of how the area will develop. Section 2.9 of the CDP related to the Carp Airport, identifies that the policies of Section 3.10.2 of the Official Plan, discussed above, will apply for the Carp Airport.

## **Zoning**

The proposed zoning, as detailed in Document 3, will add a cannabis production facility as a permitted use on the subject property.

The subject property is currently zoned Air Transportation Facility Zone, subzone B (T1B). Surrounding properties forming part of the Carp Airport and WestKan Business Park share the same zoning, with the residential fly-in community being subject to various rural exceptions. While the existing T1B zone permits a variety of uses including but not limited to light industrial uses, warehouse, heavy equipment and vehicle sales and service and repair shops, it does not permit cannabis production facilities as a permitted use.

The Planning, Infrastructure and Economic Development Department has previously taken the position that cannabis production facilities are most in keeping with a pharmaceutical manufacturing plant, which is considered an industrial use for zoning purposes (staff report for file ACS2013-PAI-PGM-0227, dated January 31, 2014). This type of industrial use is currently considered permitted within the T1B Zone.

Further, Section 97 of the Zoning By-law establishes provisions to be adhered to when establishing a cannabis production facility. The development plan for the property proposes an industrial building, not a greenhouse or outdoor cultivation, adhering with all provisions within Section 97 of the Zoning By-law, save and except for the provision requiring a cannabis production facility to be a listed permitted use in the zone it is located in. The subsequent Site Plan application will need to demonstrate that the proposal continues to adhere to these provisions.

The review of the amendment proposal also reviewed the Ministry of the Environment, Conservation and Parks D-6 Series Guidelines. These Guidelines indicate appropriate setbacks between industrial uses and adjacent sensitive land uses, which includes residentially developed or zoned properties. The D-6 Series Guidelines provide various criteria to consider when classifying an industrial use; considering the enclosed industrial nature of the proposed building, and in association with required Health Canada requirements, the Planning, Infrastructure and Economic Development



Department concur with the applicant's assessment that the proposed cannabis production facility would fall under the Class I industrial use; requiring a 20-metre separation distance from sensitive land uses. As noted in the applicant's planning rationale, the closest sensitive land use (3296 Carp Road), is located approximately 265 metres from the property limits of the subject property.

An existing 30-metre reserve is in place along the frontage of the property which was established during the Subdivision approval process. This reserve was put in place to ensure a Hydrogeological Report is prepared for any development proposed on the subject property(ies). While a Hydrogeological Report has been prepared in support of the Official Plan and Zoning By-law amendment application, and sufficient information provided to proceed with a recommendation for the Official Plan amendment and Zoning By-law amendment applications, further information is required through the Site Plan application to satisfy the lifting of the reserve.

It is further recommended that, based on the conclusions and recommendations of the Phase 1 Environmental Site Assessment (ESA), that a holding provision is placed on the property through the zoning application which can only be removed once a Phase 2 ESA is completed to the satisfaction of the General Manager of the Planning, Infrastructure and Economic Development Department.

It is the Planning, Infrastructure and Economic Development Department's position that the proposal to add a cannabis production facility as a permitted use on the subject property meets the intent of the Official Plan and Carp Road Community Design Plan, conforms with the policies of the Zoning By-law.

## **RURAL IMPLICATIONS**

The proposal would support the economic productivity of the Carp Airport and the City's Rural Area, as well as provide additional employment opportunities within the Carp Road Corridor and adjacent area.

## **CONSULTATION**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

For this proposal's consultation details, see Document 5 of this report.

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **ADVISORY COMMITTEES COMMENTS**

There are no Advisory Committee comments in relation to these applications.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with these applications.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

These applications were not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendments due to the complexity of issues and workload volumes.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Draft Secondary Plan Amendment

Document 3 Details of Recommended Zoning By-law Amendment

Document 4 Zoning Key Map

Document 5 Consultation Details

## **DISPOSITION**

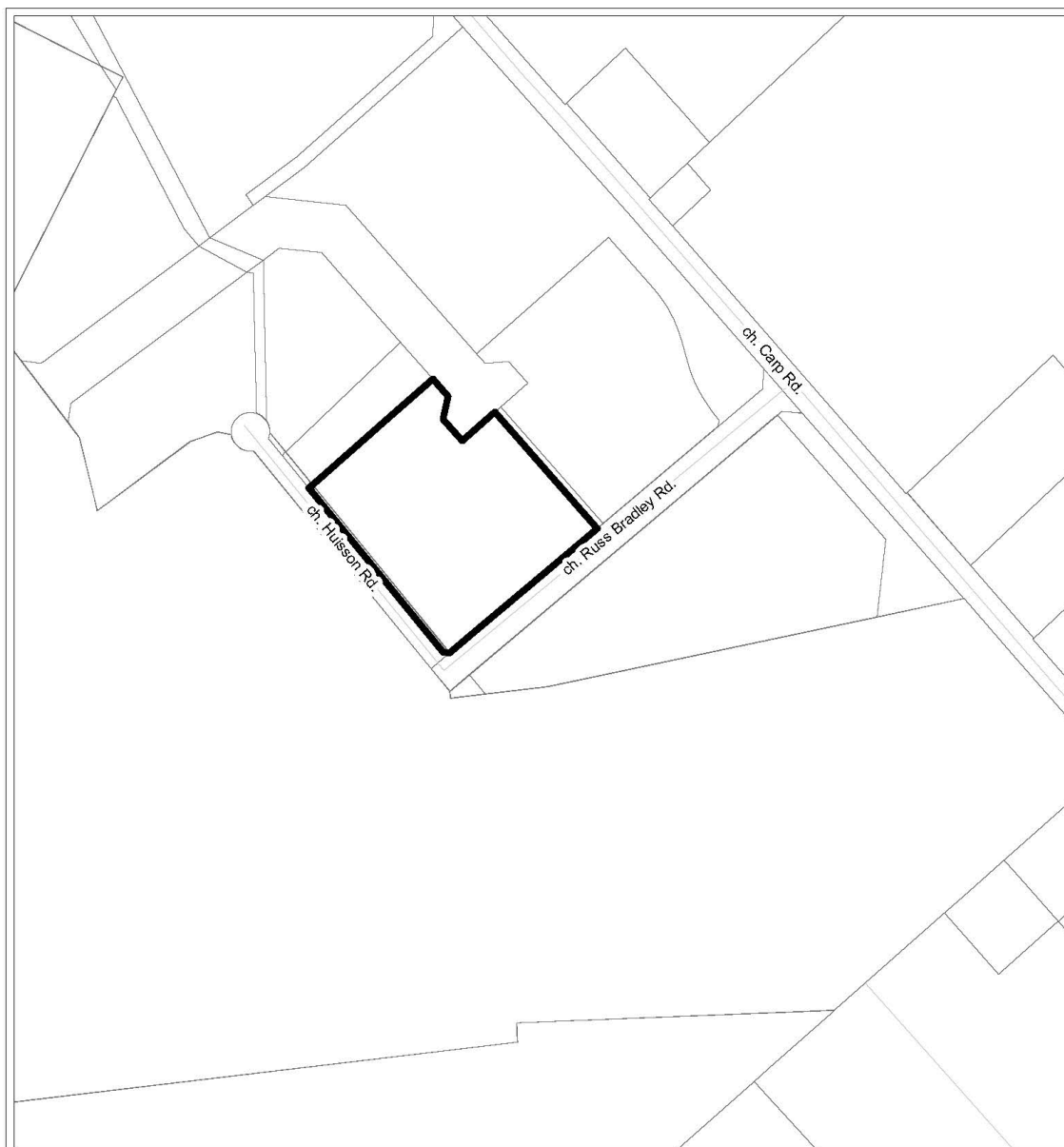
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.




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, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-20-0023 D01-01-20-0004	20-0804-D	 <b>200 ch. Russ Bradley Road</b> <b>Blocks / îlot 10, 12 Plan 4M-1511</b>	
I:\CO\2020\Zoning\Russ_Bradley_200		©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	
©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			
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**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 23  
July 7, 2021**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
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Document 2 – Official Plan Amendment

**Official Plan Amendment XX to the  
City of Ottawa Official Plan**

**AGRICULTURE AND RURAL  
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**COMITÉ DE L'AGRICULTURE ET  
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IMPLEMENTATION AND INTERPRETATION

SCHEDULE 1 OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

#### **PART C – THE APPENDIX**

## **PART A – THE PREAMBLE**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the City of Ottawa Official Plan.

PART B – THE AMENDMENT constitutes Amendment XX to the City of Ottawa Official Plan.

### **1. Purpose**

The purpose of the amendment is to site specifically revise the Official Plan policy with respect to permitting non-aviation related uses within the Carp Airport designation.

### **2. Location**

The amendment applies to the property at 200 Russ Bradley Road.

### **3. Basis**

#### **Background**

The subject property is located at 200 Russ Bradley Road in the WestKan Business Park and is legally described as Blocks 10 and 12 of Plan 4M-1511. The property is located at the north-east corner of Russ Bradley and Huisson Roads and has a lot area of approximately 42,150 square metres and approximately 201 and 215 metres of frontage on Russ Bradley Road and Huisson Road, respectively.

Currently this lot is vacant with existing trees lining most of the property boundaries. Adjacent properties immediately to the north and east also form part of the WestKan Business Park and are currently used in an agricultural nature ahead of development being proposed. Existing residential dwellings are located on the east side of Carp Road, to the north and east of the subject property; in addition, the Irish Hills Golf and Country Club located on the east side of Carp Road. The lands to the west and south of the property form part of the Carp Airport, with the residential fly-in community located approximately 415 metres from the subject lands.

The development proposes to add a cannabis production facility as a permitted use on the subject property.

The proposed Official Plan amendment is required in order to permit a non aviation or aviation related use on a property within the Carp Airport designation.

### **Rationale**

The Provincial Policy Statement, the Official Plan and Carp Road Corridor Community Design Plan set the guidelines for development in the Rural Area and specifically within the Carp Airport. These documents encourage diversifying the economic viability of development in these areas while providing varied opportunities for employment.

The proposed amendment remains within the intent of the Official Plan and the Community Design Plan; the City encourages working with the various airport operators in the development of land to ensure flexibility is provided to respond to market changes, all while supporting the local economy.

Site specific design details will be reviewed as part of the Site Plan Control application review process.



## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – the amendment consisting of the following text and the attached Schedule(s) constitutes Amendment No. XX to the City of Ottawa Official Plan.

### **2. Details**

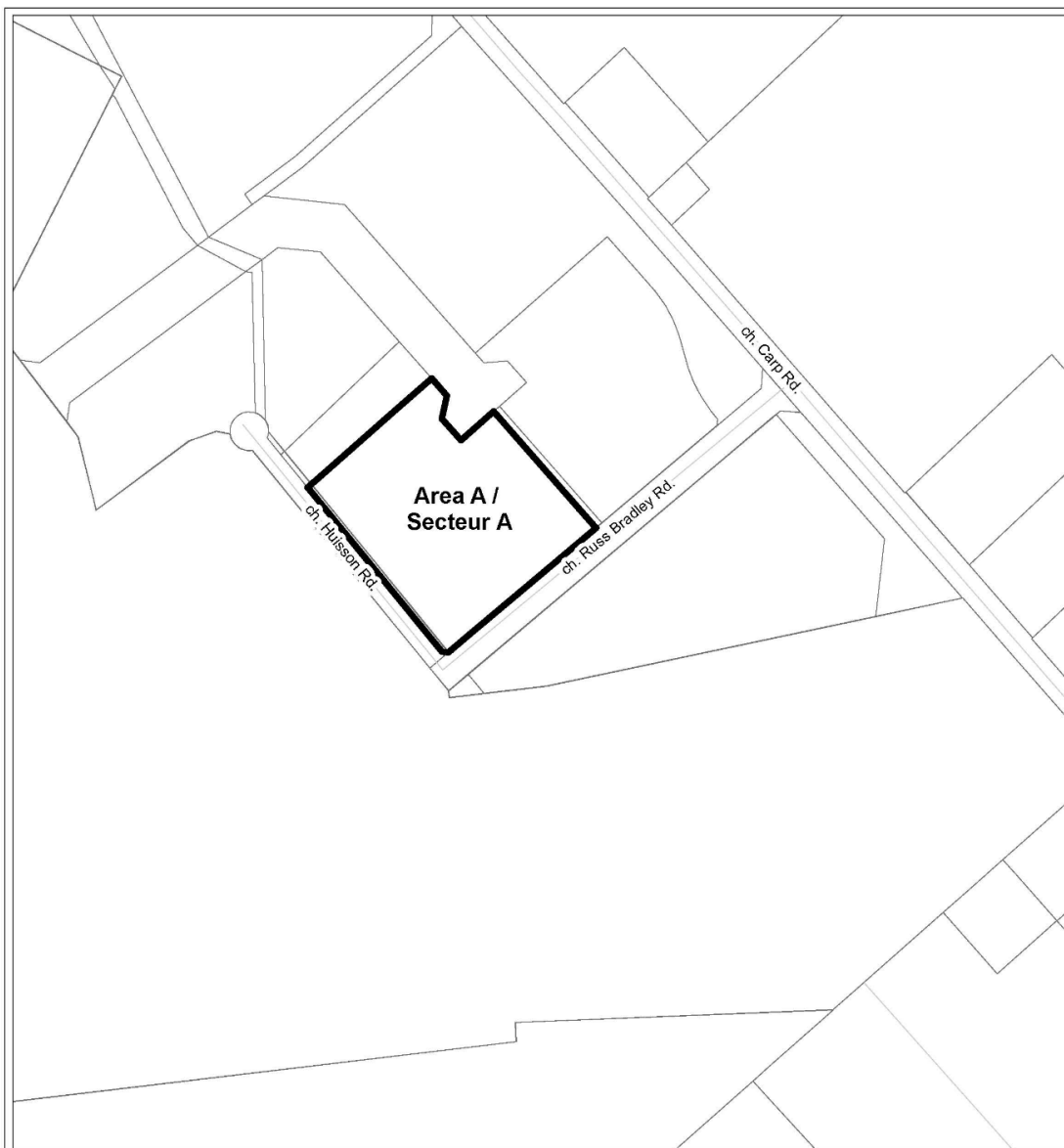
A. The following policy is hereby added to Section 3.10.2 of the Official Plan for the City of Ottawa:



3. Notwithstanding Policies 1 and 2 above, a non-aviation related cannabis production facility is permitted on the lands legally described as Blocks 10 and 12 of Plan 4M-1511, and municipally known as 200 Russ Bradley Road

### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE 1



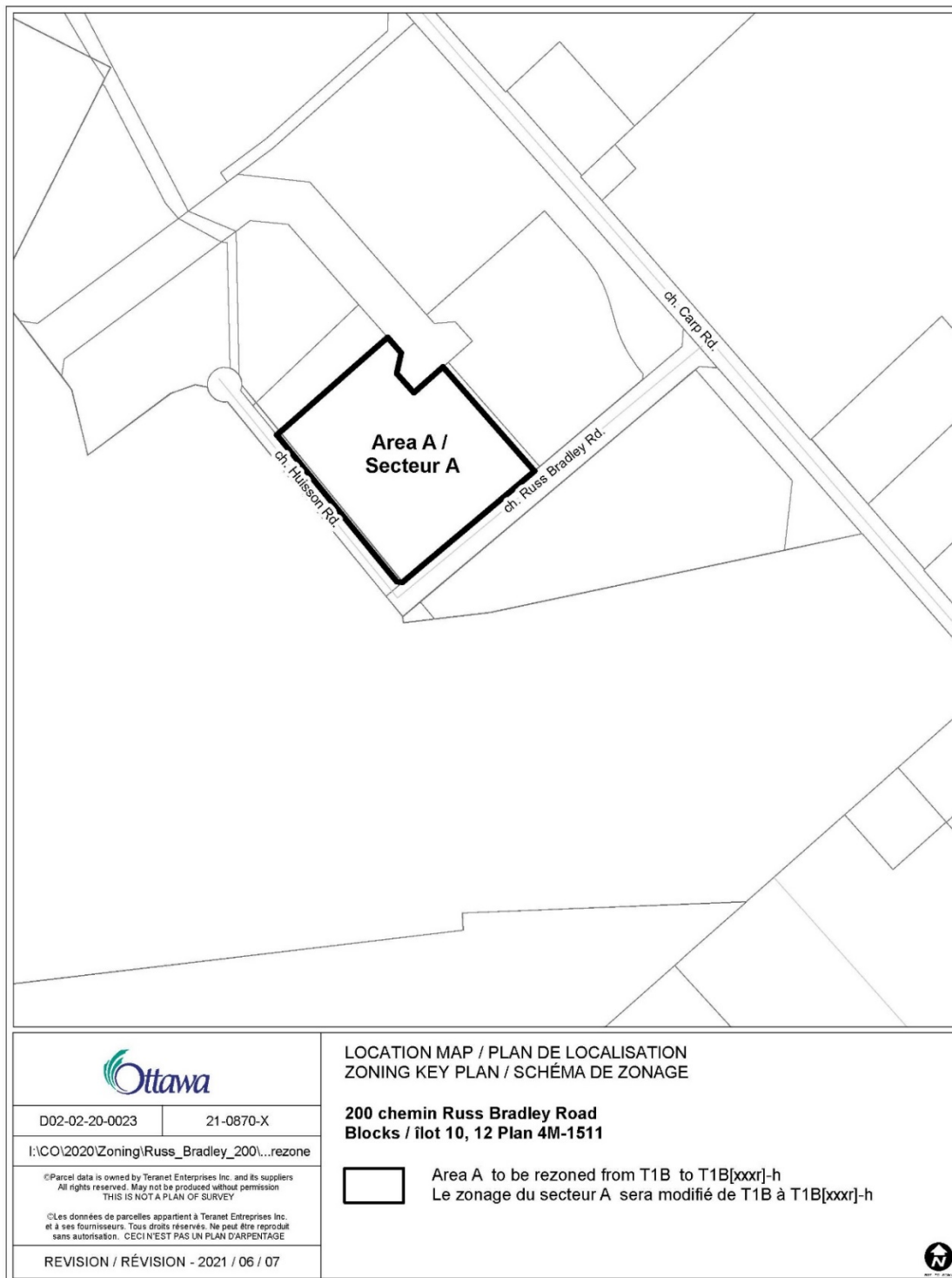
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0023      21-0870-X		<b>200 chemin Russ Bradley Road</b> <b>Blocks / îlot 10, 12 Plan 4M-1511</b>	
I:\CO\2020\Zoning\Russ_Bradley_200\...rezone			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers          All rights reserved. May not be produced without permission          THIS IS NOT A PLAN OF SURVEY</small>			
<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>			
REVISION / RÉVISION - 2021 / 06 / 07		<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div>             Area A to be rezoned from T1B to T1B[xxrr]              Le zonage du secteur A sera modifié de T1B à T1B[xxrr]           </div> </div>	
			

**Document 3 – Details of Recommended Zoning By-law Amendment**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 200 Russ Bradley Road:

1. Add exception [xxx-r] to Section 240 – Rural Exception with provisions similar in effect to the following:
  - a. Add to Column II Applicable Zone
    - i. T1B[xxx-r]-h
  - b. Add to Column III Additional Land Uses Permitted
    - i. Cannabis Production Facility
  - c. Add to Column IV Land Uses Prohibited
    - i. Cannabis Production Facility, until such time as the holding symbol is removed
  - d. Add to Column V Provisions:
    - i. Holding symbol will remain in place until:
      - a. A Phase 2 Environmental Site Assessment is prepared to the satisfaction of the General Manager of the Planning, Infrastructure and Economic Development Department.

Document 4 – Zoning Key Map



## **Document 5 – Consultation Details**

### Written Comments:

Question: Concerned that the current owner is not honoring the “Carp Airport Municipal Facility and Development Agreement” by permitting non-aviation businesses to develop on the property.

Response: The Planning, Infrastructure and Economic Development Department has discussed this concern with the Corporate Real Estate Office and were advised that an amendment to this agreement would not be required if a cannabis production facility was proposed on the subject property.

Question: Residential owners/purchasers within the fly-in community have concerns related to condo fees and increased budget due to heavy wear and tear from a manufacturing use.

Response: The applicant has indicated that the residential condo owners are under a separate condominium corporation then the business park lands. Any fees are dealt with through the *Condominium Act* and not a matter considered as part of these applications.

Question: Concerns have been raised regarding the proximity of a cannabis production facility to the residential uses.

Response: The closest residential building is located approximately 265 metres from the property line of the subject property. A review of the MECP D-6 Guidelines has been reviewed and sufficient separation is being provided. Any required mitigation measures will be reviewed and implemented through a subsequent Site Plan Control application.

Question: How will the proponent mitigate the smell that other communities near cannabis production facilities are facing?

Response: Through the Site Plan Control application further details regarding the specifics of the development will need to be provided. This will include, but is not limited to, demonstrating that the proponent has met all Health Canada regulations. Further, the proponent has developed an odor mitigation plan which includes mitigation measures which include sealed roof and a wall system that will limit air infiltration and exfiltration, a negative air pressure ventilation system, 3-step exhaust treatment train,

closed loop HVAC systems, carbon filtration and odor neutralizing diffusers. As previous mentioned, these elements will be revisited during the Site Plan Control process.