

9. Zoning By-law Amendment – Part of 175 and part of 375 March Valley Road
Modification du Règlement de zonage – Partie du 175 et partie du 375, chemin March Valley

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 175 and part of 375 March Valley Road to permit a golf course as a temporary use for a three-year period, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 concernant une partie du 175 et une partie du 375, chemin March Valley, en vue de permettre une utilisation temporaire de terrain de golf, pour une période de trois (3) ans, comme l'explique en détail le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 7, 2021 (ACS2021-PIE-PS-0122)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 septembre 2021 (ACS2021-PIE-PS-0122)

2. Extract of draft Minutes, Planning Committee, September 23, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 septembre 2021

**Planning Committee
Report 49
October 13, 2021**

305

**Comité de l'urbanisme
Rapport 49
Le 13 octobre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
23 September 2021 / 23 septembre 2021**

**and Council
et au Conseil
13 October 2021 / 13 octobre 2021**

**Submitted on 7 September 2021
Soumis le 7 septembre 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**

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demandes d'aménagement ouest
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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2021-PIE-PS-0122

**SUBJECT: Zoning By-law Amendment – Part of 175 and part of 375 March Valley
Road**

**OBJET: Modification du Règlement de zonage – Partie du 175 et partie du
375, chemin March Valley**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 175 and part of 375 March Valley Road to permit a golf course as a temporary use for a three-year period, 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 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 October 13, 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'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 concernant une partie du 175 et une partie du 375, chemin March Valley, en vue de permettre une utilisation temporaire de terrain de golf, pour une période de trois (3) ans, comme l'explique en détail 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 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 13 octobre 2021 », 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

Part of 175 and part of 375 March Valley Road

Owner

Wesley Clover International Corporation (KRP Properties)

Applicant

Novatech Engineering Consultants Ltd.

Description of site and surroundings

The site is located east of Terry Fox Drive, in the Kanata North Business Park, with frontage along both sides of March Valley Road. The site is irregular in shape with an approximate area of 1.4-hectares. It is currently occupied by a golf course, which received Site Plan Control approval in July 2005.

Surrounding land uses include the Marshes Golf Course to the west, the department of National Defense Connaught Rifle Range to the east, and vacant industrial lands to the north and south.

Summary of requested Zoning By-law amendment proposal

The subject property is currently zoned IP8[172] H(15) (Business Park Industrial Subzone 8, Exception 172, Maximum Height 15 metres). The zone permits office-type uses and low impact, light industrial uses such as technology industry, research and development centre, and service and repair shop in a business park setting. Exception 172 permits a golf course for a period of three years commencing June 27, 2018 and expiring June 27, 2021. As the three-year period has expired, this Zoning By-law amendment application has been submitted to permit the golf course use for an additional three-year period. The three-year period authorized by this amendment would begin at the time of expiry of the previous by-law.

Brief history of proposal

There have been five prior Temporary Zoning By-law amendments processed to permit the proposed temporary use on the subject lands since 2005. The previous amendments were approved as the proposed use is compatible with the surrounding

lands. The most recent By-law 2018-219 expired on June 27, 2021. This application wishes to extend the temporary zoning for an additional three years.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendment applications.

No public comments were received during the application review process.

Official Plan designation

The site is designated Urban Employment Area pursuant to Schedule B of the Official Plan. The designation encourages a variety of uses that support this function such as offices, manufacturing, warehousing, distribution and research and development facilities. An adequate supply of suitable employment land is essential to the future economic prosperity of Ottawa and its residents, as it provides for economic activities and job opportunities.

Planning rationale

The proposed Zoning By-law amendment would extend the previously approved site-specific exception permitting 'golf course' as a primary use for another temporary three-year period. The use is appropriate for the site and is consistent with the policies of the Urban Employment Area. Although permitting a golf course on a permanent basis may not be appropriate, the temporary rezoning allows for the efficient use of the site, while not constraining opportunities for future redevelopment as employment uses.

The site will retain the current zoning of IP8[172] H(15). The text of Exception 172 would be amended to reflect that a golf course is a permitted use for a temporary period of three years commencing June 27, 2021 and expiring June 27, 2024. This Zoning By-law amendment will also address a previous clerical error in Exception 172, which incorrectly identified 'golf course' as a prohibited use.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications.

COMMENTS BY THE WARD COUNCILLOR

Councillor Jenna Sudds is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal does not have any adverse impacts on accessibility.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0054) 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 recommends approval for the Zoning By-law amendment to permit a golf course as a temporary use on the subject site. It is an appropriate short-term use for the site that does not constrain future redevelopment. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

Committee and Council Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

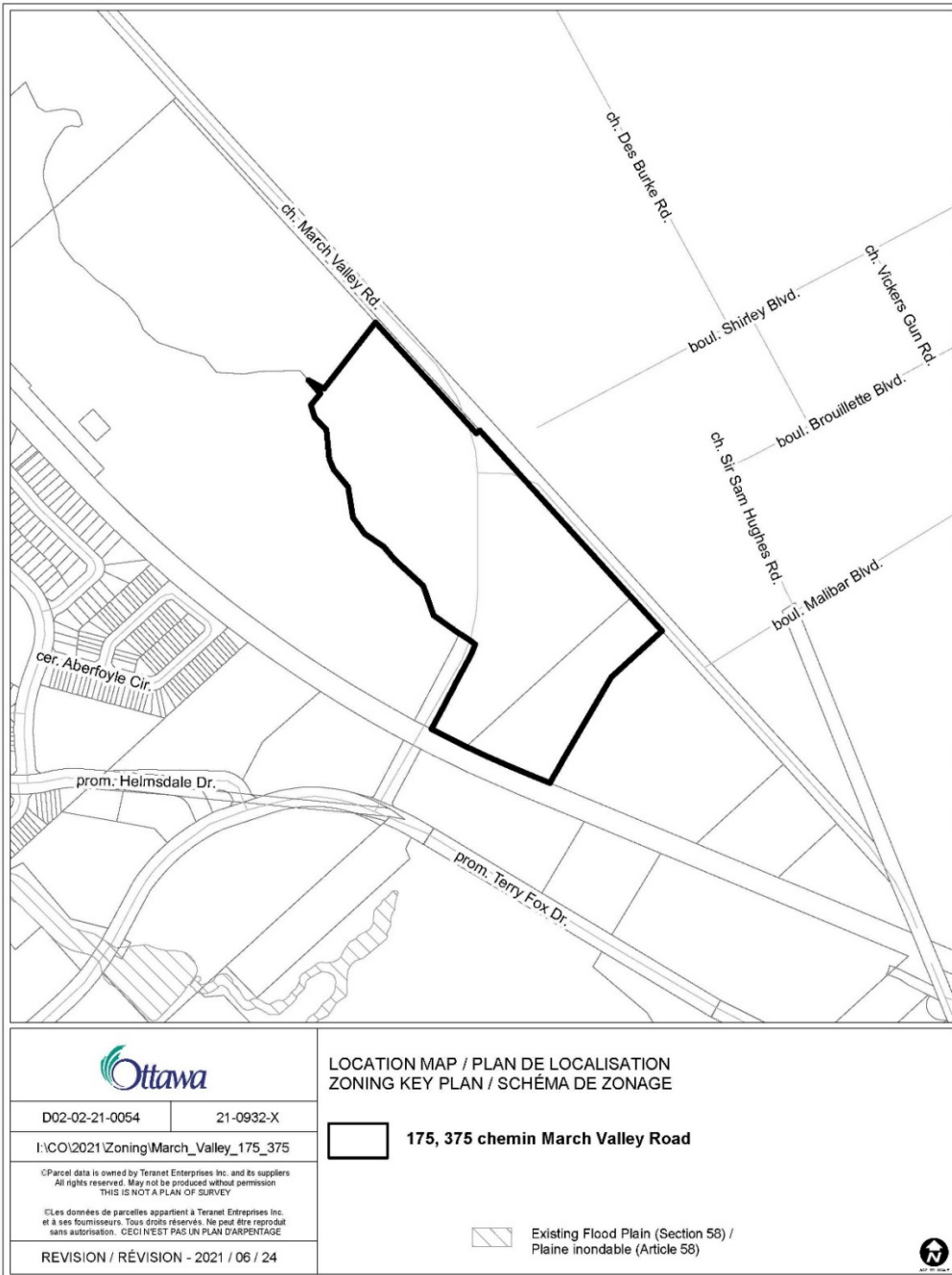
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 175 and part of 375 March Valley Road:

1. Exception [172] in Section 239 – Urban Exceptions is amended as follows:
 - (a) By deleting all of the text in Column IV;
 - (b) By adding “golf course” as a permitted use in Column III; and,
 - (c) By deleting all of the text in Column V and replacing it with the following:

“ a golf course is a permitted use for a temporary period of three years commencing June 27, 2021 and expiring June 27, 2024.”