

October 13, 2020

Development Review
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Adam Brown, Manager, Development Review Rural

Dear Mr. Brown:

**Reference: 5123 Hawthorne Road (581 Somme Street)
Site Plan Control Application
Planning Rationale
Our File No. 120096**

Novatech has prepared this Planning Rationale letter in relation to a Site Plan Control application for a property municipally known as 5123 Hawthorne Road. The purpose of the site plan application is to permit the construction of a proposed warehouse building with an accessory office and showroom related to a permeable pavers and landscaping business, known as Techo-Bloc Inc. This letter demonstrates how the proposed development is consistent with applicable policies of the Provincial Policy Statement, conforms to the policies and objectives of the City of Ottawa Official Plan, and complies with requirements of the City of Ottawa Comprehensive Zoning By-law 2008-250.

Site Location and Description

For the purpose of this letter, Somme Street is assumed to run in an east-west orientation. The subject property is located on the south side of Somme Street within the Hawthorne Industrial Park. This industrial park is located approximately 2.7 km north-west of the Village of Greely. The property is legally described as Parts 2, 3, and 4 on 4R-32280 which has an area of approximately 24,150 m² and a lot frontage of 161 m on Somme Street. There is a 0.3m reserve which runs along the front property boundary. The subject property is currently undeveloped and is adjacent to the stormwater management pond for the overall industrial subdivision.

The property is designated as Rural Employment Area by the City's Official Plan and zoned Rural Heavy Industrial (RH) by the City of Ottawa Comprehensive Zoning By-law 2008-250. As the property is located within a rural industrial area adjacent lands to the north, east and west are also zoned RH. Immediately south of the property are lands zoned Mineral Extractive (ME) as they are currently used for mineral aggregate operations. Additional mineral aggregate operations are also located further west of the property on Hawthorne Road. There is also a watercourse that runs in an east-west direction located on the southern adjacent property.

Project Description

The owner of the subject property intends to construct a new warehouse building with an area of the building being dedicated for office and showroom space. Techo- Bloc is proposing to relocate their existing warehouse and showroom within Ottawa to this proposed site to accommodate additional storage capabilities for landscaping products. The proposed building will have a total gross floor area

of approximately 368.7 m²; with 176 m² used for warehouse purposes and 192.7 m² for office and show room space. The building is proposed near the front of property with required parking spaces being provided in front of the building. A total of 18 parking spaces, including two accessible spaces are proposed to be provided on the site.

The property has been designed to handle stormwater management on site. As the property is to be used for the storage and warehousing of a landscaping business, the surface of the site has been designed to showcase landscaping products the business specializes in which has been designed to accommodate permeable pavers. Majority of the site will also be used for the outdoor storage of landscaping products which proposes to respect the setback requirements of the City's Zoning By-law.

The property will be developed by private services including a drilled well and on-site sewage system. The septic system is proposed towards the rear of the building in order to increase lands available for outdoor storage of landscaping materials. Furthermore, the septic system is proposed more than 30m from the rear property line to maximize distances from the watercourse on the adjacent property and to maintain the naturalized buffer that will remain undisturbed.

There are currently only a few trees on the property, and a Tree Conservation Plan has been prepared. Increased landscaping is proposed towards the front of the property along Somme Street and a 15m naturalized area is proposed towards the rear of the property, as demonstrated on the enclosed Landscape Plan.

Planning Policy Review

Provincial Policy Statement (PPS, 2020)

The PPS provides policy direction on matters of provincial interest, including policies that promote building strong sustainable communities, managing resources wisely, protecting public health and safety and facilitating economic growth. With regards to employment areas, the PPS indicates these areas are planned for industrial and manufacturing uses, and that necessary infrastructure is provided to support current and projected needs. The PPS indicates development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 2 of the PPS provides policy on the wise use and management of resources. The proposed development will be serviced by a private well and septic system and proposes to maintain stormwater management on the site with permeable materials. Development is also required to be restricted to areas near sensitive surface water features as such the proposed development of the site does not propose any site alteration or buildings within 15m of the rear property line to maintain an appropriate setback from the watercourse on an adjacent property to the south. Further, there are no known natural hazards on the lands that would be affect the proposed development as provided in Section 3 of the PPS.

City of Ottawa Official Plan

The City of Ottawa Official Plan designates the subject property as Rural Employment Area which are lands designated with the intent to support and encourage clusters of industrial uses generally not suitable for the urban area. This designation permits a variety of light and heavy industrial uses including contractor and landscaping yards and warehouse facilities. Development in the Rural

Employment Area are subject to site plan and suitable landscaping and screening design elements are required for external storage areas abutting a highway or arterial road. Further, these rural developments are to be supported on private well and septic services. As demonstrated on the enclosed plans the proposed use can be supported by private services and proposes suitable landscaping elements within an industrial site.

As described, there is a small watercourse located on the adjacent property to the south. In accordance with Official Plan policies, all buildings and the septic system proposed on the property are setback more than 30m from the watercourse. Further, no site alteration, grading or storage areas are proposed within a 15m setback from the rear lot line to maintain an appropriate buffer from the watercourse. This area is being left in its current predevelopment state so as to not impact this watercourse and its natural functions.

Within 500m of the property there are lands designated as Bedrock Resource Area and licensed for aggregate quarry operations. It is a policy of the City's Plan that new development within the influence area of these operations do not conflict with the mineral aggregate operation or their possible expansion. The subject property is located within lands designated for rural employment and industrial type uses and the City's Official and Zoning further limits the type of uses that would be permitted on the site. The proposed warehouse, outdoor storage yard and accessory office are not considered sensitive land uses and would not conflict with the operations of the quarry site to the south. Further, the warehouse and office building are proposed near the front property boundary adjacent to Somme Street which maximizes the setback from the mineral aggregate operations to the south. Additionally, only outdoor storage areas for landscaping materials are proposed within the southern portions of the property. It is our opinion the proposed development meets the intent of the City's Official Plan.

City of Ottawa Comprehensive Zoning By-law 2008-250

The property is zoned RH (Rural Heavy Industrial) by the City's Comprehensive Zoning By-law. The purpose of the RH zone is to permit and regulate the development of heavy industrial uses that respects adjacent land uses and has a minimal impact on the rural area. The RH zone permits both a storage yard and warehouse as permitted uses. All buildings, structures and storage areas proposed on the property, including the septic system, are sited more than 30m from the watercourse south of the subject property, thus meeting Section 69 of the City's Zoning By-law. A total of 18 parking spaces are proposed on the site which exceeds the Zoning By-law requirement of 6 spaces. Further, screening has been provided for outdoor storage areas and no outdoor storage is proposed within the required front yard. The proposed development of the site has been designed to meet the requirements of the City's Zoning By-law.

Conclusion

It is our assessment that the proposed development is consistent with the 2020 Provincial Policy Statement and conforms to the City of Ottawa's Official Plan. As demonstrated by the accompanying Site Plan, the proposed development complies with applicable provisions of Comprehensive Zoning By-law 2008-250.

The development of the proposed warehouse building with an accessory office and outdoor storage areas is in keeping the rural industrial character of the area. Therefore, it is our opinion that the proposed development is appropriate for the site and represents good land use planning.

Sincerely,

NOVATECH



Jordan Jackson, RPP, MCIP
Planner

c.c. Tony Mariani, Fuller-Mariani Building Solutions
Shawn Giovanetti, Techo-Bloc Inc