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ZONING CONFIRMATION REPORT

SITE PLAN CONTROL

SUBJECT SITE: 1981 CENTURY ROAD



LAWRENCE
ARCHITECT
INCORPORATED

REPORT DATE: APRIL 14 2025

REVISION: 1

REPORT PREPARED FOR: BRUNSTAD CHRISTIAN CHURCH

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This Zoning Confirmation Report is prepared in support of a Site Plan Control Application for the proposed development at 1981 Century Road.

TABLE OF CONTENTS

1.0	PROJECT INFORMATION	4
2.0	OFFICIAL PLAN	5
2.1	Official Plan Designation	5
3.0	ZONING REVIEW	8
3.1	Use Permissions	8
4.0	PERFORMANCE STANDARD REVIEW	9
5.0	CONCLUSION	12

1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	February 4, 2025	Official Plan Designation	Agricultural Resource Area, Rural Transect.
Municipal Addresses	1981 Century Road	Legal Description	Part of Lot 5, Concession 2, Geographic Township of North Gower, City of Ottawa
Scope of Work	The proposed development includes an expansion of the existing place of worship, with a new community center permitted as an ancillary component to the worship facility.		
Existing Zoning Code	RI5 – Rural Institutional Zone, Subzone 5	By-Law Number	2008-250
Schedule 1 / 1A Area	Area Z	Overlays Applicable	
Revision Date:	April 14 2025	Revision No.	1

2.0 OFFICIAL PLAN

2.1 Official Plan Designation

The site, 1981 Century Road, is designated **Agricultural Resource Area** in the Official Plan as shown on Schedule B9 – **Rural Transect**.

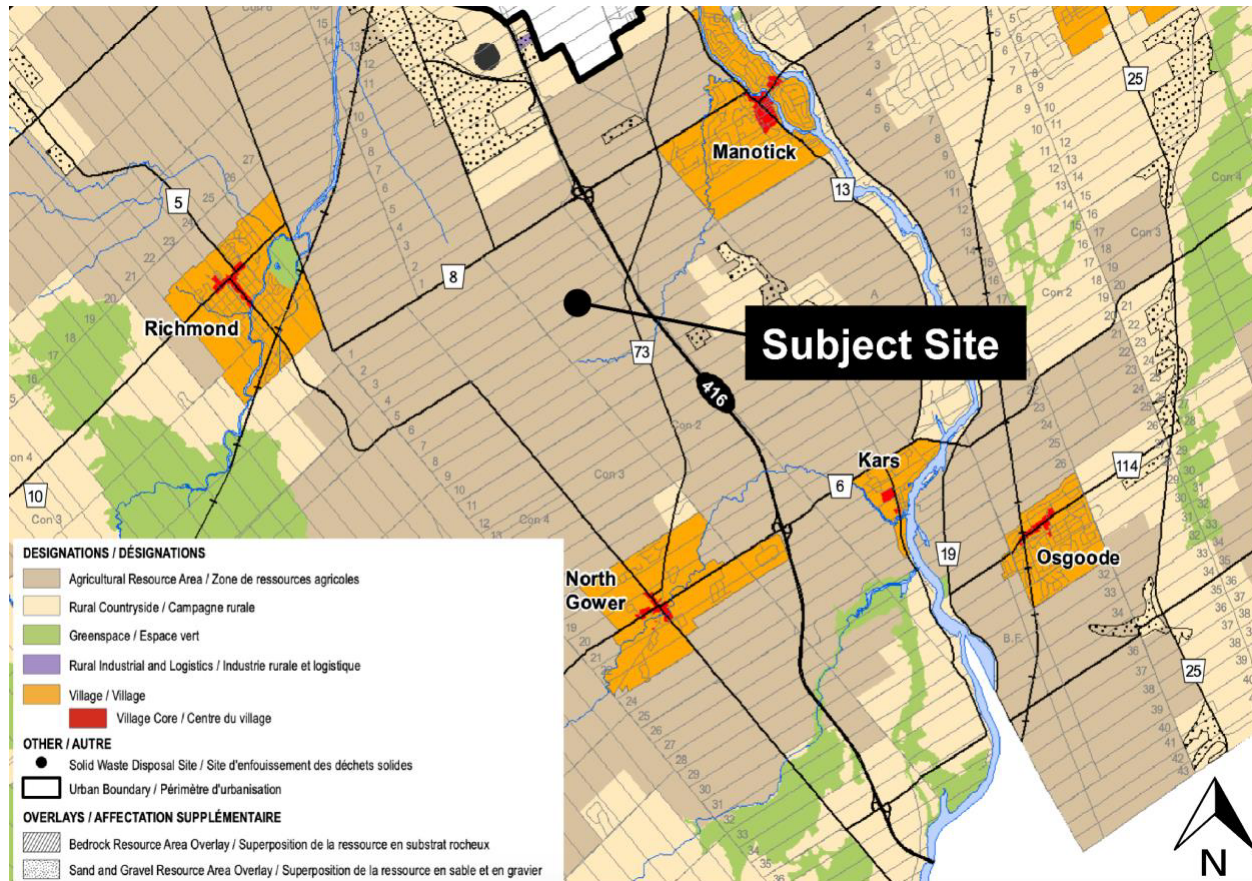


Figure 1, Map of Subject Site within Rural Transect, Schedule B9 (Source: City of Ottawa).

The City of Ottawa Official Plan was adopted by City Council on November 24th, 2021 was approved by the MMAH on November 4th, 2022. The Plan is intended to manage growth and change in Ottawa to the year 2046.

Section 2 contains the overall strategic direction of the new Official Plan and is based around the Five Big Policy Moves, which are intended to make Ottawa the most liveable mid-sized City in North America. The Five Big Moves call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

Comment | The proposed development aligns with the strategic direction outlined in Section 2 of the Official Plan, particularly the Five Big Moves related to intensification, sustainable development, and healthy communities. By adding a community gathering space within an existing serviced area, the proposal fosters community engagement, social interaction, and a sense of belonging in a rural context. This aligns with the plan's emphasis on creating vibrant and inclusive communities. Furthermore, the incorporation of sustainable design principles, such as a stormwater management pond and landscaped green spaces, contributes to the plan's goals of environmental protection, climate resilience, by creating healthy and livable communities.

Section 3 of the Official Plan provides a growth management framework that plans for growth across different geographies in the City. Most growth is to occur in the urban area, which contains six different transect policy areas that have grown and are expected to grow in varying ways. The central link between all transect policies is the creation and connection of networks of 15-minute communities.

Comment | The proposed development involves the expansion of an existing place of worship with the addition of a community center as an ancillary use. While situated in a rural area, this project contributes to a balanced and sustainable regional growth pattern by enhancing existing services and fostering community connectivity.

Section 4 of the Official Plan provides policies applicable to development throughout the City. It includes policies for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. This includes the provision of jobs, recreational amenities, and retail uses within a 15-minute walking distance of residential uses.

Section 4.6 provides policies aimed at regulating urban design, focusing on creating built form and public realms that enhance the concept of healthy, 15-minute neighbourhoods. It emphasizes design excellence citywide, particularly in Design Priority Areas, although the subject site itself is not located within such an area.

Comment | The proposed development fosters community connectivity and improves local access to essential services for rural residents. By expanding the place of worship to include a community center, the project introduces a versatile, multi-purpose facility that will serve as a local hub for gatherings, social events, and recreational activities. This addition also minimizes the need for residents to travel far for such amenities, making it easier for the community to access essential social resources nearby. In doing so, the development enhances the area's social infrastructure, creating a valuable community asset that supports rural residents in meeting their needs close to home.

Section 9 provides detailed policies for each of the four transect policy areas within the City.

Each transect policy area is intended to balance environmental protection and economic development by ensuring responsible resource use and supporting rural businesses. The subject site is located within the **Rural Transect** and is designated **Agricultural Resource Area**.

Section 9.1 of the Official Plan contains policy direction for the *Agricultural Resource Area*. The intent of this designation is to protect farmland for long-term agricultural use and from uses that would impede productive farming operations.

Comment: The proposed development, which involves expanding the current place of worship to include a community center, aligns with the policy framework as an ancillary use permitted within the Rural Transect. The site design incorporates measures to minimize impacts on surrounding agricultural lands, with careful consideration given to environmental protection. By maintaining appropriate setbacks, managing stormwater effectively, and integrating landscaping features, the proposed development will function harmoniously with nearby agricultural uses, ensuring that the integrity and productivity of surrounding farmland are preserved.

3.0 ZONING REVIEW

The City of Ottawa zones this site as **RI5 – Rural Institutional Zone, Subzone 5**, in the City of Ottawa Zoning By-law 2008-250, as identified on the map below. This zone is intended to provide essential services to rural communities by permitting a range of community-oriented and emergency services in designated Village areas. Additionally, it allows for limited educational and religious institutions in rural areas, while ensuring that future development respects the rural character and minimizes impact on surrounding land uses.

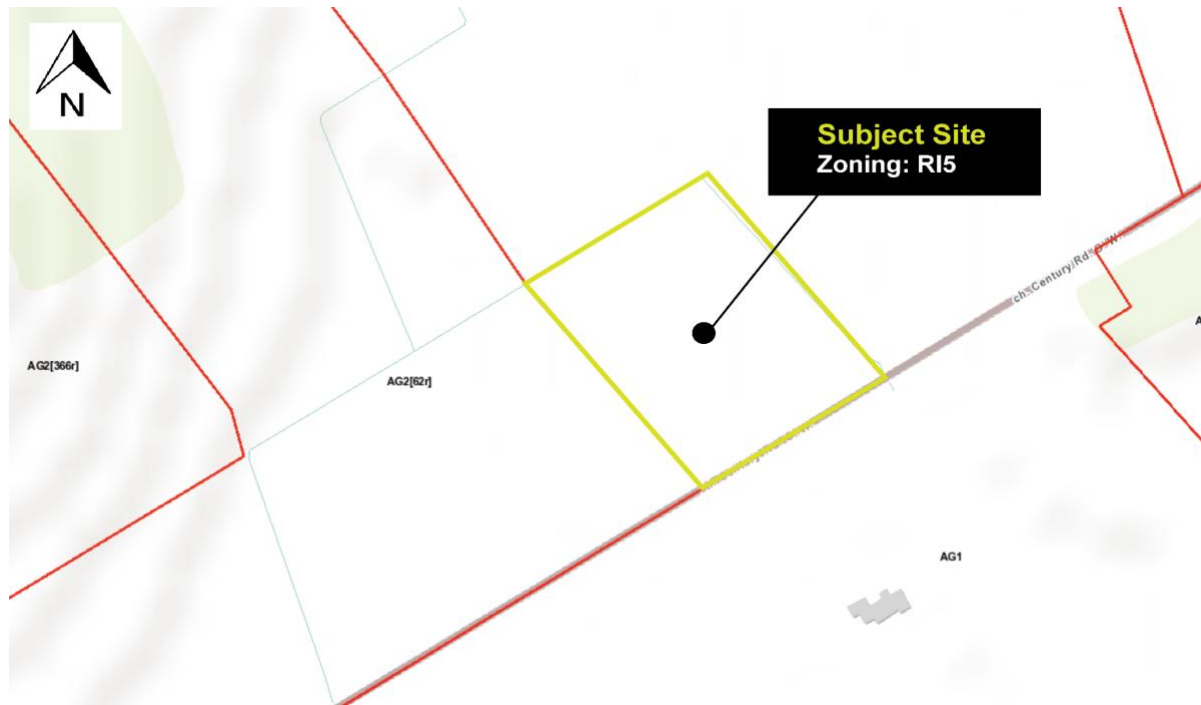


Figure 2, Map of Subject Site Zoning (Source: GeoOttawa).

3.1 Use Permissions

The subject site permits a variety of uses under the Rural Institutional Zone category, including the use proposed being: **Place of Worship** with a new community center permitted as an ancillary component to the worship facility (**By-law 2012-334**) , **Place of Assembly (Legal Non-Conforming)**



PROPOSED USES PERMITTED

4.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards against the proposed development. Any non-compliance items are noted in red and bolded.

Details:

Lot Area: 36,422.13 m²

Lot Width: 176.79 m

Total Gross Floor Area: Existing: 861.8 m² Addition: 3,210 m²

Parking Spaces: 168 / 3 Bicycle Parking Spaces

Existing Zone	RI5: Rural Institutional Zone		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Section 223 of By-law 2008-250	Place of Worship	Yes
Min Lot Width	75 m	176.79 m	Yes
Min Lot Area	10,000 m ²	36,422.13 m ²	Yes
Min Front Yard Setback	9 m	9.6 m	Yes
Min Interior Side Yard Setback	9 m	30.3 m & 80 m	Yes
Min Rear Yard Setback	10 m	130 m	Yes
Maximum Lot Coverage	30%	6.9%	Yes
Max Building Height	12 m	7.5 m	Yes
Minimum Landscaped Area	20%	70.5%	Yes
Provided Total Landscape Area	n/a	25,670 m ²	Yes
Watercourse Setback	30 m	24.34 m	Yes – Re EIS reduced setback in accordance with OP Criteria and

			S.69(3)
Minimum Required Vehicle Parking Spaces (Area D on Schedule 1a) (Community Centre/Place of worship)	<p>Existing Church <u>Place of Worship:</u> 861.18 m2 10 Spaces per 100 m2 GFA = $861.8/10 = 8.618 \times 10$ = 87 Spaces</p> <p>Proposed Addition <u>Place of Worship:</u> 587.7 m2 10 Spaces per 100 m2 GFA = $587.7/100 = 5.877 \times 10$ = 59 Spaces</p> <p><u>Community Center (Flex Space):</u> 1387.5 m2 4 Spaces per 100 m2 GFA = $1387.5/100 = 13.875 \times 4$ = 56 Spaces</p> <p><u>Place of Assembly (Flex Space):</u> 1387.5 m2 10 Spaces per 100 m2 GFA = $1387.5/100 = 13.875 \times 10$ = 139 Spaces</p> <p>Total: Church 146 + Flex 139 = 285</p>	<p>Regular Spaces (Existing) = 55</p> <p>Regular Spaces (New) = 45</p> <p>Accessible Space (Type A) = 4 (existing)</p> <p>Accessible Space (Type B) = 3</p> <p>Compact Spaces (50% of Parking Spaces: By-Law 2021-218, Part 4 - Section 106) = 61</p> <p>Total 168 parking spaces</p>	<p>No – Relief Required</p> <p>Note 1: The 1387.5 m2 space is a flex space and can only be used as either community centre or place of assembly at one time, as such the higher parking rate of the two is being applied</p> <p>Note 2: The flex space will not be holding events during religious services.</p>
Bicycle parking required	1 per 1500 m2 of GFA = 3 spaces	3 spaces	Yes
Minimum Driveway Width	Parking lot: 6.0 m	6.0 m	Yes
Minimum Aisle Width	Parking lot: 6.0 m	6.0 m	Yes
Minimum Parking Space Dimensions	Length: 5.2 m Width: 2.6 m	Length: 5.2 m Width: 2.6 m	Yes



ZONING RELIEF WILL BE REQUIRED

Zoning Relief Requested

The requested relief for this application is identified below:

- a) **Variance (a): To permit 168 parking spaces whereas the by-law requires a total of 285 parking spaces. (Section 101, Table 101)**
- b) **Permission (b): Permission to Expand a Legal Non-Conforming Use**

5.0 CONCLUSION

This report confirms that the proposed uses are permitted and that the development will require zoning relief for the minimum parking requirements.

Yours truly,



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