

May 3, 2019

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: 6793 Hiram Drive
Site Plan Control Application
Planning Rationale
Our File No. 119060**

Novatech has prepared this Planning Rationale letter in relation to a Site Plan Control application for the property municipally known as 6793 Hiram Drive. The purpose of the site plan application is to permit the construction of a proposed warehouse building with accessory office space on the subject property. This letter will demonstrate how the proposed development is consistent with applicable policies of the Provincial Policy Statement, conforms to the policies and objectives of both the City of Ottawa Official Plan and the Village of Greely Community Design 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, Hiram Drive is assumed to run in a north-south orientation. The subject property is located on the west side of Hiram Drive within the Greely Industrial Park, in the Village of Greely. The property is legally described as Part of Block 7 on Plan 4M-351, being Parts 4 and 28 on Plan 4R-28109, has an area of approximately 4,000.3 m² and frontage of approximately 31.94 m along Hiram Drive. The lands shown as Part 28 represent an existing 4m wide easement in favour of the City of Ottawa. The subject property is currently vacant.

The subject property is shown within the Village of Greely designation on Schedule A of the City of Ottawa Official Plan, and is partially within the Airport Vicinity Development Zone as shown on Schedule K. The Osgoode Gardens Cedar Acres Municipal Drain flows through the westerly portion of the property and is identified as a watercourse on Official Plan Schedules K and L2. The property and majority of the abutting lands are located within the Industrial designation, as identified on Schedule A of the Village of Greely Community Design Plan.

The property is zoned RG3 (Rural General Industrial Zone, Subzone 3) in the City of Ottawa Zoning By-law 2008-250, and the portion of the property within approximately 15m of the rear lot line is identified with flood plain overlay, associated with the adjacent municipal drain. The lots have been engineered to accommodate development, in accordance with the agreement for the plan of subdivision for the Greely Industrial Park.

The adjacent lands to the north and to the east of the subject property, within the industrial park, are also zoned RG3 and are developed with industrial and warehouse/office use buildings. The lands abutting the subject property to the north and south are currently vacant. An automobile recycling facility currently occupies the abutting lands to the west.

Project Description

The owner of the subject property intends to construct a new warehouse building with a small area of the building being dedicated office space, accessory to the warehouse. The proposed building will have a total gross floor area of approximately 515 m², with approximately 425 m² for warehouse purposes and approximately 90 m² for office space. The development will be serviced by a private on-site sewage system and drilled well. The septic system is proposed in front of the building in order to maximize the development setback from the municipal drain which travels through the rear portion of the property. Stormwater management will also be handled on-site.

The proposed building and site orientation meet the functional requirements for the use, while contributing to an appealing streetscape by providing a variety of deciduous and coniferous trees at the front of the proposed building and along the street frontage. A planting bed of perennials is proposed along the front façade of the building.

Access to the site is proposed via two-way driveway from Hiram Drive. A total of seven parking spaces, including one accessible space, are provided for use by the occupant and visitors. The driveway and parking area will be paved surface. One loading space is provided within the warehouse and one bicycle parking space will be provided adjacent to the main entrance.

The area to the rear of the building will be gravel surface to allow for maneuvering of heavy vehicles and equipment. Snow storage is provided at the rear of property, at the limit of the gravel area. The lands within the required 15m setback from the top of slope of the municipal drain will remain undisturbed. A variety of trees and shrubs are proposed along to the westerly edge of the gravel surface area and will serve as a buffer between the developed area and the undisturbed area. This will help to mitigate any slope stability or erosion concerns. The balance of the site will be grassed area.

It is noted that there are currently no trees on the property, and therefore a Tree Conservation Plan is not required. The proposed landscaping will consist entirely of new tree, shrub and perennial plantings, as per the proposed warehouse Landscape Plan.

Planning Policy Review

Provincial Policy Statement (PPS, 2014)

The PPS provides policy direction on matters of provincial interest, including policies that promote building strong sustainable communities, managing resources wisely, and protecting public health and safety. Section 1 of the PPS provides direction for achieving efficient land use patterns by accommodating an appropriate range and mix of land uses and promoting cost-effective development patterns to minimize land consumption. Settlement areas, including rural villages, are

to be the focus of growth and development and are to be developed in a compact form with a mix of uses that allow for the efficient use of land, infrastructure and public service facilities, while ensuring land use compatibility.

The proposed development is consistent with the policies of Section 1 of the PPS as it proposes new development within the Village of Greely, on lands that are designated to accommodate the proposed industrial use. The transportation infrastructure required to access the development is available and currently serves the existing industrial area surrounding the subject property. As such, the proposed development contributes to the efficient use of land and public infrastructure. The proposed development involves individual on-site water and sewage systems, as well as stormwater management design, which is consistent with PPS policy relating to the development of land where municipal or communal water and sewage services are not available, as is the case in the Greely Industrial Park. The subject site conditions are suitable for the long-term provision of private services. The industrial use is appropriate for the subject property as it is compatible with the surrounding uses in terms of impact and scale and contributes to a compact built form by directing development to a vacant parcel of land within the village settlement area.

Section 2 of the PPS sets out policies for the protection of natural heritage, water, agriculture, minerals and petroleum, mineral aggregates and cultural resources for their economic, environmental and social benefits. Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. These resource and hazard interests have been reviewed in the context of the site location and these matters are addressed within the accompanying Hydrogeological Study, Site Servicing and Stormwater Management Report, and Geotechnical Investigation prepared by Kollaard Associates. It has been determined that the proposed development does not conflict with provincial interests in Sections 2 or 3 of the PPS.

Based on the foregoing and the details contained in the above-noted technical reports, the proposed development is consistent with the relevant policies of the Provincial Policy Statement.

City of Ottawa Official Plan (As amended by OPA 150, 2013)

The City of Ottawa Official Plan designates the subject property as Village area which contemplates a variety of land uses which are distinctly rural in character and scale, including light industrial uses. The proposed development conforms to the Village policies of the Official Plan as the proposed warehouse use is in keeping with the scale and nature of existing development in the vicinity, maintains the rural character of the Village of Greely, and will not result in any undesirable impacts on adjacent sensitive land uses. The intensity and distribution of land uses have been set out within the Community Design Plan for this Village.

Village of Greely Community Design Plan (CDP, 2012)

The subject property and the surrounding lands within the Greely Industrial Park are shown as Industrial area on Schedule A of the CDP. The intent of the Industrial designation is to provide opportunity for non-intensive industrial operations within the Village. The CDP permits all forms of manufacturing, assembling, processing, fabricating and storage, as well as certain other compatible uses such as accessory commercial uses, commercial uses primarily serving the industrial area, wholesale uses, office uses and other quasi-industrial uses or services. The non-intensive nature of these uses ensures that the surrounding residential uses and village core area are not negatively

impacted by the industrial operation. The proposed warehouse building conforms to the objectives of the CDP to direct low-impact general rural industrial uses to the designated industrial park area.

City of Ottawa Comprehensive Zoning By-law 2008-250

The property is zoned RG3 (Rural General Industrial Zone, Subzone 3) and the rear portion of the property is subject to the flood plain overlay provisions of the Zoning By-law. The purpose of the RG3 zone is to permit and regulate the development of light industrial uses in a manner that respects adjacent land uses and has minimal impact on the surrounding rural area. A warehouse is a permitted use within the RG3 zone and the proposed development has been designed to comply with all applicable provisions and performance standards of the Zoning By-law. The lands subject to the flood plain overlay will remain undisturbed, and the proposed building and septic system location provides for significant setbacks from both the edge of the undisturbed area and the existing municipal drain.

Conclusion

It is our assessment that the proposed development is consistent with the 2014 Provincial Policy Statement and conforms to the City of Ottawa Official Plan and the Village of Greely Community Design Plan. As demonstrated by the accompanying Site Plan, the proposed development complies with applicable provisions of Comprehensive Zoning By-law 2008-250.

The established form of development within the immediate vicinity of the subject property is characterized primarily by light industrial uses. The proposed warehouse building with accessory office space is compatible with existing development and is in keeping with the rural industrial character of the area. Therefore, it is our opinion that the proposed development is appropriate for the site, compatible with the surrounding built form, and represents good land use planning.

Sincerely,

NOVATECH



Tess Gilchrist, MCIP RPP
Project Planner

c.c. Malou LeBlanc, Kollaard Associates