7771 SNAKE ISLAND ROAD
PLANNING RATIONALE

Project No.: CP-17-0047

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# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>APPENDICES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 OVERVIEW / INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>2.0 SITE CONTEXT</td>
<td>1</td>
</tr>
<tr>
<td>2.1 Location &amp; Description</td>
<td>1</td>
</tr>
<tr>
<td>2.2 Site History</td>
<td>2</td>
</tr>
<tr>
<td>2.3 Surrounding Land Uses</td>
<td>2</td>
</tr>
<tr>
<td>3.0 PROPOSED DEVELOPMENT</td>
<td>5</td>
</tr>
<tr>
<td>4.0 PLANNING POLICY &amp; REGULATORY FRAMEWORK</td>
<td>6</td>
</tr>
<tr>
<td>4.1 Provincial Policy Statement, 2014</td>
<td>6</td>
</tr>
<tr>
<td>4.2 City of Ottawa Official Plan</td>
<td>6</td>
</tr>
<tr>
<td>4.2.1 Erosion Prevention</td>
<td>8</td>
</tr>
<tr>
<td>4.3 City of Ottawa Comprehensive Zoning By-law No. 2008-250</td>
<td>9</td>
</tr>
<tr>
<td>5.0 CONCLUSION</td>
<td>9</td>
</tr>
</tbody>
</table>

## APPENDICES

*Appendix A: Proposed Site Plan*
1.0 OVERVIEW / INTRODUCTION

This planning rationale has been prepared for 2285447 Ontario Inc. in support of concurrently submitted Zoning By-law Amendment and Site Plan Control applications for the lands known municipally as 7771 Snake Island Road in the City of Ottawa.

The purpose of these applications is to include training for iron workers as a permitted use on the subject lands and to extend the development to an adjacent parcel to the rear of the existing site, where a new warehouse facility and additional parking and manoeuvring are proposed.

The proposed development has been reviewed in the context of the existing planning framework and this planning rationale demonstrates that the proposal is consistent with the Provincial Policy Statement and that it conforms to the policies of the City’s Official Plan. This rationale also considers the proposal’s compatibility with surrounding land uses.

This report has been prepared pursuant to the City of Ottawa’s Planning Rationale Terms of Reference and the concurrent submission is in accordance with the Pre-Consultation meetings of March 24, 2017 (Zoning By-law Amendment) and May 12, 2017 (Site Plan Control).

2.0 SITE CONTEXT

2.1 Location & Description

In March 2017, two separate properties, being Part 1 on Plan 5R-8132 and Part 1 on Plan 4R-28229, were consolidated to create the subject lands. Part 1 on Plan 5R-8132 is hereinafter referred to as the south parcel and Part 1 on Plan 4R-28229 is hereinafter referred to as the north parcel. The subject lands are located on the north side of Snake Island Road, approximately 200 metres west of Bank Street and approximately one (1) kilometre west of the Village of Metcalfe in the City of Ottawa.

The subject lands are rectangular in shape, have an area of approximately 7,930 square metres, and a frontage on Snake Island Road of approximately 61 metres.

The subject lands have access to Snake Island Road, which is identified as an existing Arterial Road on Official Plan Schedule G (Rural Road Network). Based upon the City of Ottawa’s geoOttawa mapping application, it appears as though the portion of Snake Island Road upon which the subject lands have frontage is +/- 30.0 metres wide, which satisfies the right-of-way protection requirements specified within the Official Plan (Section 2.0 Rights-of-Way Protection Requirements of Annex 1 – Road Classification and Rights-of-Way). As such, it is assumed there is no road widening requirement.

The subject lands have a two (2) storey aluminum sided building with a total floor area of approximately 560 square metres (approximately 440 square metres on the first level and 120 square metres on the second level).
A photo of the existing structure is shown on this report’s covering page and an aerial image of the subject lands is shown at Figure 1.

Figure 1: Subject Lands

2.2 Site History

The south parcel has recently been used for various industrial-type activities, while the north parcel has historically been used for agricultural purposes.

In 2006, a previous owner of the south portion of the subject lands obtained approvals to construct and use the existing structure as a truck servicing facility (see City of Ottawa Site Plan Approval File No. D07-12-06-0086). In 2011, 2285447 Ontario Inc. purchased the south portion of the subject lands to use the site and structure for a welding training facility, which required City approvals (Zoning By-law Amendment and Site Plan Control).

As shown within the concurrently submitted transfer documentation, 2285447 Ontario Inc. consolidated the north and south parcels in March 2017.

2.3 Surrounding Land Uses

The following land uses surround the subject lands:

- North: agricultural lands / open space.
- East: former automotive sales establishment, including a +/- 350 square metre structure.
- South (opposite Snake Island Road): an auto body collision repair shop, large-lot rural residential properties with and without home industry, and a pallet manufacturing operation.
• West: agricultural lands / open space.

Figure 2 below reveals the subject lands’ context within their surroundings, while Figures 3 through 6 provide Google Street View imagery of select surrounding land uses.

Figure 2: Surrounding Lands

Figure 3: Lands to the west, taken from Snake Island Road facing northwest (Credit: Google, April 2016)
Figure 4: Lands to the east, taken from Snake Island Road facing northwest (Credit: Google, April 2016)

Figure 5: Lands to the south, taken from Snake Island Road facing south (Credit: Google, April 2016)
3.0 PROPOSED DEVELOPMENT

A new permitted use is proposed, together with an expansion of the existing development to the rear. The zoning permissions will extend to the entire property, which was recently created by consolidating the north and south parcels.

The proposed additional permitted use is an instructional / training facility for iron workers and the expansion of the existing development involves a new 3,750 square foot (348 square metre) warehouse facility at the rear of the subject lands, approximately 21 metres behind the existing structure. Additional parking and maneuvering for occasional deliveries and emergency vehicles are also proposed.

As shown on Appendix A, an additional 26 parking spaces are proposed beyond the existing 15 spaces. As required in accordance with the zoning by-law a 6.7 metre bi-directional drive aisle is provided. A loading area is shown in front of the two overhead doors and additional drive aisle width is provided to ensure internal vehicular traffic movement is not impacted. Asphalt walkways are shown at both the north and south doors. A patio feature and pathway are proposed between the two buildings as shown on the Landscape Plan.

The iron works training program is proposed to have between twelve and sixteen trainees. Training is eight (8) hours per day, from 8:00am to 4:00pm, five (5) days per week, and sessions run for ten weeks at a time.

The existing welding training program will be maintained as a permitted use.
4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014, hereinafter referred to as the PPS, provides policy direction on matters of provincial interest related to land use planning and development. The PPS focuses growth and development within urban and rural areas while supporting the viability of rural areas.

The PPS provides that healthy, livable and safe communities are, in part, sustained by accommodating for a range of employment and other uses to meet long term needs (Policy 1.1.1.b). The PPS also provides that development should be directed such that the efficient use of existing infrastructure is promoted (Policy 1.6.2).

The proposed development will contribute to the range of institutional and employment uses in the community and will make use of the existing site infrastructure.

PPS Policy Section 1.1.5 is focused on rural lands in municipalities and generally affirms that development that is compatible with the rural landscape, supports economic activity in rural areas, and relies on existing infrastructure rather than giving need to the expansion of infrastructure should be promoted. Policy 1.1.5.6 is particularly noteworthy:

Pol. 1.1.5.6: Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

The proposed development involves the continued use of an existing structure and its water and sanitary servicing. The expansion of the site to the rear, including the proposed warehouse structure and additional parking will support the overall viability and success of the land use activity and, in so doing, supports economic activity in a rural area.

The compatibility of the proposal with surrounding land uses is addressed below within Section 4.2.

It is important to acknowledge that the proposed development will remove lands from agricultural production, which should generally be avoided. Nevertheless, the proposal is consistent with PPS Policy Section 2.3, which is focused on the protection of prime agricultural areas, given that in assigning the subject lands the “General Rural Area” designation on Schedule A (Rural Policy Plan) of the City of Ottawa Official Plan, the City has determined that the agricultural lands in question are not considered to be “prime” in accordance with the Ottawa-Carleton Land Evaluation and Area Review (LEAR).

The proposed development is consistent with the policies of the PPS.

4.2 City of Ottawa Official Plan

The subject lands are designated General Rural Area on Schedule A (Rural Policy Plan) of the City of Ottawa Official Plan. This designation is intended to provide a location for agricultural and non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within urban or Village locations (Pol. 3.7.2.1).
Uses permitted within the General Rural Area in accordance with Policy Section 3.7.2.5 that capture those proposed include: new industrial uses (Pol. 3.7.2.5.a); other new non-residential uses that would not be better located within a Village and which are in keeping within the rural character (Pol. 3.7.2.5.e); and new institutional uses, such as schools, in close proximity to a Village (Pol. 3.7.2.5.f).

Uses permitted within Policy Section 3.7.2.5 require a Zoning By-law Amendment application and it is intended that the approval is focused on consideration for the following select matters relevant to the proposal (Pol. 3.7.2.6):

a. The use would not be better located in a Village or the urban area;

b. The privacy of adjacent landowners or the amelioration of potential adverse impacts from lighting, noise, odour, dust or traffic can be achieved by separating the land uses, buffering or other measures as part of the development;

c. The potential for reducing possible impacts on neighbouring agricultural uses or nearby rural residential or Village communities, where relevant;

d. The development is in keeping with the surrounding rural character and landscape;

e. All those requirements of Sections 2 and 4 related to transportation, servicing, design and compatibility and environmental protection;

f. The impact that the development will have on the protection of tree cover and local wildlife movement, as result of proposed site clearing and grading, fencing, security lighting, and other similar site plan matters.

There are several industrial-type land uses in close proximity to the subject lands, as detailed within Section 2.3. The nearest sensitive land uses, as defined by the Provincial Policy Statement, include two dwellings located to the south at 7758 and 7768 Snake Island Road. The dwellings are located approximately 120 metres south of the expanded site area, opposite Snake Island Road. Another dwelling is located at 7745 Snake Island Road, to the west, approximately 140 metres from the expanded site area.

The expansion of the site is expected to increase occupancy and overall activity on the subject lands. As such, it can be expected that there will be some impact to nearby property owners – mostly as a result of a moderate increase in traffic during the organization’s operating hours. However, the overall character of the area will be maintained and the increased activity anticipated does not represent a significant departure from what is existing on site. Impact can be considered negligible in this instance.

Furthermore, the proposal is not expected to negatively impact nearby agricultural operations or nearby residential communities. No tree removals are proposed and additional riparian planting is proposed to minimize impact of the proposal on the adjacent water feature to the west.

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1 The dwelling at 7768 Snake Island Road appears to be associated with the pallet manufacturing operation at 7770 Snake Island Road, on the same property.
Previously undeveloped land will be developed as part of this proposal. In these cases, there is always some impact on wildlife. Nevertheless, significant impact is not anticipated and there is no suggestion that species at risk will be directly affected. Much of the subject lands were already fenced; any new fencing will help to separate/buffer wildlife from the developed area of the subject lands. Site lighting will be directed on-site; spillover will be avoided wherever practicable.

The nearest settlement area, as defined within the Provincial Policy Statement, is the village of Metcalfe. Although the Goals and Objectives of the village, as communicated through the Consolidated Villages Secondary Plan include encouragement for the establishment of retail and commercial land uses on the two main streets of Victoria Road and 8th Line Road (Goal 3), there is no express mention of support for more intensive industrial-type institutional uses, such as those proposed herein. Although there are other areas within the City of Ottawa designated to accommodate industrial-type land use activities, the proposed use of the subject lands is appropriate in the context of the local area, especially considering past use of the subject lands.

As with the existing development, iron worker training activities will occur inside the existing building during the daytime. Appropriate internal air handling systems either exist or will be incorporated as required by the Ontario building Code or otherwise. Adverse impacts from lighting, noise, odour or dust are not anticipated.

City-initiated Official Plan Amendment No. 150 has been approved by Council; however, it has not yet come into full force and effect owing to ongoing Ontario Municipal Board appeal(s). In relation to the proposed development, only minor adjustments to Policy Section 3.7.2 are proposed within City-initiated Official Plan Amendment No. 150. These changes have been considered from a planning standpoint and the proposal conforms to these minor adjustments.

The proposed development conforms to relevant policies of the Official Plan.

**4.2.1 Erosion Prevention**

Official Plan policy section 4.7.3 restricts site alteration and development within minimum setbacks from various components of water features (regulatory flood line, geotechnical limit of hazard lands, normal high water mark and existing top of bank). Section 69 of Part 2 of the City of Ottawa Zoning By-law No. 2008-250 implements these minimum setbacks.

In this instance, site alteration is proposed in the vicinity of the water feature in the form of grading and surface parking. As such, in keeping with Official Plan Policy 4.7.3.3 and provision 3 of Section 69 of Part 2 of the Zoning By-law, relief from the setback requirements is sought through the Zoning By-law Amendment and Site Plan Control applications. The request for relief is made in keeping with Official Plan Policies 4.7.3.6 and 4.7.3.7, which generally state that setback exceptions will be considered in consultation with the City and the Conservation Authority and following assessment of the particulars of the water feature. In this instance, the City’s Environmental Planner has suggested riparian planting between the parking lot and watercourse to “address the loss in area available for natural vegetation.” As shown on the Landscape Plan, riparian seed is proposed.
Additional dialogue with City and Conservation Authority Staff may be warranted in relation to the planting details during the Site Plan Control process.

4.3 City of Ottawa Comprehensive Zoning By-law No. 2008-250

The subject lands are split zoned as follows:

- South parcel: Rural Commercial Subzone 1 Exception (RC1-668r)
- North parcel: Rural Commercial Subzone 1 (RC1)

The RC1-668r Exception adds “instructional facility limited to training in welding” as a permitted land use.

The purpose of the Rural Commercial zone is to “permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment Area in the Official Plan.”

The applicable zoning does not permit instruction or training in iron works as a permitted use. Accordingly, a zoning by-law amendment is required to permit the proposed use and to apply the site-specific zoning to the full extent of the newly established property limits. Permission of the “instructional facility limited to training in welding” use is to be maintained.

5.0 CONCLUSION

This rationale has been prepared in support of a Zoning By-law Amendment and Site Plan Control application to include training for iron workers as a permitted use and to extend the development to an adjacent parcel to the rear of the existing site, where a new warehouse facility and additional parking and maneuvering are proposed.

The proposed development is consistent with the policies, goals, and general intent of the Provincial Policy Statement and the City of Ottawa Official Plan. Further, the proposed development continues to maintain the general intent and purpose of the City’s Zoning By-law and is compatible with land uses in the surrounding area.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.
Respectfully submitted,

Benjamin Clare, MCIP RPP
Senior Land Use Planner
7771 SNAKE ISLAND ROAD
PLANNING RATIONAL

APPENDIX A
PROPOSED SITE PLAN

McINTOSH PERRY