

February 16, 2018

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

Attention: Derrick Moodie, Program Manager West

Dear Mr. Moodie:

**Reference: Marchwood Golf Course (175 & 375 March Valley Drive)
Temporary Zoning By-law Amendment
Our File No. 104065**

Novatech has submitted the attached Temporary Zoning By-law Amendment application on behalf of our client Wesley Clover International Inc. for their lands located at 175 March Valley Road. Our client wishes to extend the temporary zoning which permits the existing golf course for an additional three years.

The golf course is located on the north and south side of March Valley Road (see Figure 1). The portion south of March Valley Road is municipally identified as 175 March Valley Road (PIN: 045170492) on GeoOttawa and legally described as *Part Lot 8, Concession 4 (March), Part 19 and 20 on 4R-16049, City of Ottawa.*

The parcel northwest of March Valley Road is municipally identified as 375 March Valley Road (PIN: 045171425) and is legally described as *Part of Lots 9 and 10, Concession 4 (March), being Part 3 on 4R-5753, Parts 1, 3 and 5 on 4R-12847, save and except Part 3 on 4R-13065 and Parts 1, 3 and 5 on 4R-19329, City of Ottawa.*

Site Context:

The subject parcels are partially occupied by a “European-style, PGA-approved short golf course” known as the Marchwood Golf Course. The executive course is operated from the clubhouse of the Marshes Golf Club and shares the existing parking lot. The subject parcels are shown on Figure 1 in proximity to surrounding uses.

A Site Plan for the short course was approved on July 8, 2005 (City File No.: D07-12-04-0261). The properties are zoned Industrial- IP8[172] H(15) which, due to the site-specific zone, does not permit a golf course as of right. The Temporary Zoning By-law Amendment will permit the golf course use for an additional three years.

There have been four prior Temporary Zoning By-law Amendment applications for the proposed temporary use on the subject properties. The most recent was approved April 26, 2016 through By-law 2016-137 (City File No.: D02-02-16-0004). Three previous temporary amendments were permitted through By-law 2012-339 (City File No.: D02-02-11-0122), By-law 2008-206 (City File No.: D02-02-08-0083) and By-law 2005-99.

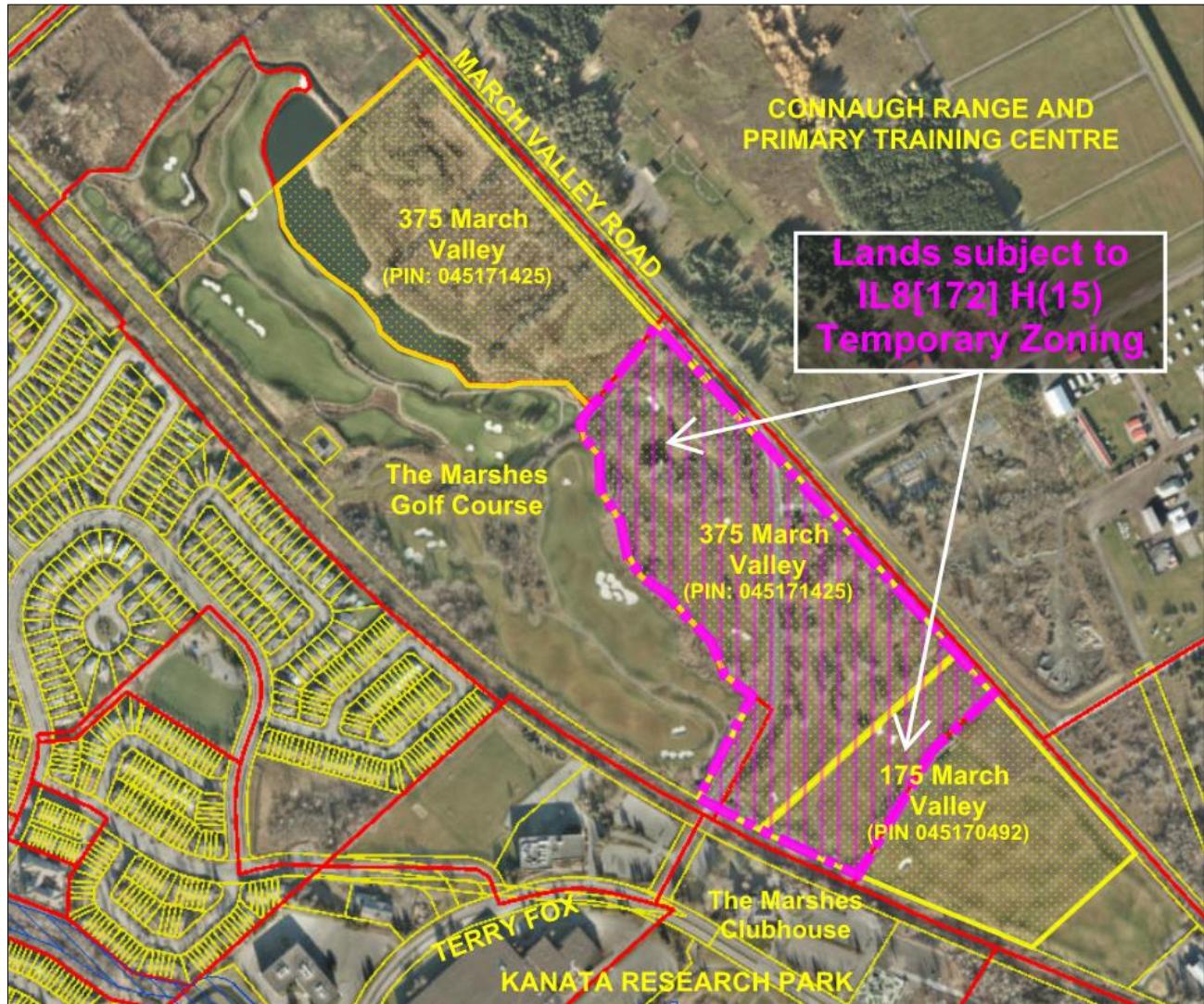


Figure 1: Aerial image of subject properties (yellow) and area subject to temporary zoning (fuchsia). (Source: GeoOttawa)

Discussion:

The City of Ottawa Official Plan (OPA#180) designates the subject property as an "Employment Area". This designation is reserved primarily for places of business and economic activity and encourages a variety of uses that support this function such as offices, manufacturing, warehousing, distribution, research and development facilities and utilities. According to the City of Ottawa Official Plan Section 5.2.1- General, the City may authorize the temporary use of lands that are otherwise prohibited by the comprehensive zoning by-law.

The proposed use of the land as a 'golf course' for a temporary period of three years is consistent with Policy 1.3.1 c) of the Provincial Policy Statement. The land will be protected and preserved for future employment use by limiting the zoning to a three-year period.

The original Zoning By-law Amendment was recommended for approval because a 'golf course' use was considered a compatible use with the surrounding properties. The Marshes Golf Course is immediately adjacent to the subject lands. The Department of National Defence (DND) owns and operates the Connaught Rifle/Shooting Range on land across March Valley Road. Lands to the northwest of the subject lands, also owned by KRP Properties, is currently vacant but Draft Plan approved for an industrial-commercial subdivision. In addition, the proposed use will not require permanent buildings to be constructed, which will allow the lands to be easily developed as industrial-commercial uses in the future.

The existing development is serviced only by stormwater management infrastructure which drains to the "Ottawa Duck Club Pond" east of the intersection of Klondike and March Valley Road. Municipal services proposed through the Draft Plan of Subdivision application have only received Draft Plan approval, and have not been constructed.

Please find enclosed the following:

- Zoning By-law Amendment application form and requisite fee;
- Two (2) copies of the Serviceability Study Report (dated July 2000, Report#: R-2000-1);
- Two (2) copies of the Approved Site Plan (dated June 30, 2005, revision 2);
- Two (2) copies of Plan 4R-19329; and,
- Two (2) copies of Plan 4R-16049.

Do not hesitate to contact me should you have any questions or require additional information.

Yours truly,

NOVATECH



Eric Bays MCIP, RPP
Project Planner

cc.: Patrick Ferris, KRP Properties