

Engineering

Land/Site
Development
Municipal
Infrastructure
Environmental/
Water Resources
Traffic/
Transportation
Recreational

Planning

Land/Site
Development
Planning
Application
Management
Municipal
Planning
Urban Design
Expert Witness
(OLT)
Wireless Industry

Landscape Architecture

Streetscapes &
Public Amenities
Open Space, Parks
& Recreation
Community &
Residential
Commercial &
Institutional
Environmental
Restoration

5384 Boundary Road

Ottawa, Ontario

Planning Rationale and Public Consultation Strategy

Prepared for: 11190300 Canada Inc.

**5384 BOUNDARY ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE AND PUBLIC CONSULTATION STRATEGY
IN SUPPORT OF AN APPLICATION FOR A
ZONING BY-LAW AMENDMENT**

Prepared For:

11190300 Canada Inc.

Prepared By:



Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

May 12, 2026

Novatech File: 124202
Ref: R-2026-014

May 12, 2026

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Margot Linker, MCIP, RPP – Planner II, Development Review Central

**Reference: 5384 Boundary Road
Planning Rationale and Public Consultation Strategy
Applications for Zoning By-law Amendment
City File No.: PC 2024-0492
Our File No.: 124202**

Novatech has been retained by 11190300 Canada Inc. to prepare this Planning Rationale and Public Consultation Strategy in support of an application for a *Zoning By-law Amendment* for the property municipally known as 5384 Boundary Road in Ward 20 – Osgoode in Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

The Zoning By-law Amendment proposes to rezone the site from *Rural Countryside (RU)* to *Rural Commercial (RC)* to permit future commercial and employment uses. The existing *Rural Countryside (RU)* zone for the Subject Site currently limits non-residential land uses to agriculture and agricultural-related uses, animal care establishments and hospitals, artist studios, cannabis production facilities, cemeteries, environmental preserve and education areas, forestry operations, kennels, and on-farm diversified uses. A portion of the Subject Site is proposed to be zoned *Open Space Zone, Subzone R (O1R)* due to the presence of a Provincially Significant Land on the Subject Site.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

NOVATECH



Nicole Thomson, BES (Planning)
Planner, Planning and Development

Table of Contents

EXECUTIVE SUMMARY3

1.0 INTRODUCTION4

1.1 Site Location and Description4

1.2 Community Context and Connectivity5

1.3 Planning and Regulatory Context.....6

 1.3.1 City of Ottawa Official Plan (2022) 6

 1.3.2 City of Ottawa Zoning By-law 2008-250 8

 1.3.3 City of Ottawa Zoning By-law No. 2026-50 10

2.0 DEVELOPMENT PROPOSAL13

2.1 Description of Development Proposal13

2.2 Previous Consultations, Applications and Approvals.....15

3.0 PLANNING POLICY JUSTIFICATION.....15

3.1 Provincial Planning Statement15

3.2 City of Ottawa Official Plan (2022)23

 3.2.1 Strategic Directions & Cross Cutting Issues..... 23

 3.2.2 Growth Management Framework..... 24

 3.2.3 City-wide Policies..... 25

 3.2.4 Transect Policy Area..... 27

 3.2.5 Designation..... 28

 3.2.6 Protection of Health and Safety 30

4.0 INTEGRATED ENVIRONMENTAL REVIEW / REVIEW OF SUPPORTING STUDIES31

5.0 PUBLIC CONSULTATION STRATEGY.....32

6.0 CONCLUSION32

Table of Figures

FIGURE 1: SUBJECT SITE AND SURROUNDING USES.....	5
FIGURE 2: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE B9 – RURAL TRANSECT WITH THE SUBJECT SITE ADDED BY NOVATECH.....	6
FIGURE 3: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE C9 – RURAL ROAD NETWORK WITH THE SUBJECT SITE ADDED BY NOVATECH.....	7
FIGURE 4: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE C11-C – NATURAL HERITAGE SYSTEM (EAST) WITH THE SUBJECT SITE ADDED BY NOVATECH.....	8
FIGURE 5: EXCERPT OF THE SUBJECT SITE'S ZONING PER ZONING BY-LAW 2008-250 FROM GEOOTTAWA.....	9
FIGURE 6: EXCERPT OF THE SUBJECT SITE'S ZONING PER ZONING BY-LAW 2026-50 FROM GEOOTTAWA.....	10
FIGURE 7: DEVELOPABLE AREA FIGURE PREPARED BY NOVATECH DATED MAY 2026.....	14
FIGURE 8: CONCEPT PLAN PREPARED BY NOVATECH DATED MAY 2026.....	15

EXECUTIVE SUMMARY

Novatech has been retained by 11190300 Canada Inc. to prepare this Planning Rationale and Public Consultation Strategy in support of an application for a *Zoning By-law Amendment* for the property municipally known as 5384 Boundary Road in Ward 20 – Osgoode in Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

The Subject Site is a rectangular shaped parcel of land situated in the community of Carlsbad Springs with 184.62 metres of frontage along Boundary Road. The Subject Site is currently developed with a single-detached dwelling and accessory buildings and has a total area of approximately 1.93 hectares. Historically, portions of the Subject Site appear to have been occupied with a rural residential dwelling. The surrounding land use continues to be agriculture with recent commercial and light industrial development based a review of historical aerial photography from GeoOttawa.

The Zoning By-law Amendment proposes to rezone the site from *Rural Countryside (RU)* to *Rural Commercial (RC)* to permit future commercial and light industrial uses. The existing *Rural Countryside (RU)* zone for the Subject Site currently limits non-residential land uses to agriculture and agricultural-related uses, animal care establishments and hospitals, artist studios, cannabis production facilities, cemeteries, environmental preserve and education areas, forestry operations, kennels, and on-farm diversified uses. A portion of the Subject Site is proposed to be zoned *Open Space Zone, Subzone R (O1R)* due to the presence of a Provincially Significant Land on the Subject Site.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

1.0 INTRODUCTION

Novatech has been retained by 11190300 Canada Inc. to prepare this Planning Rationale and Public Consultation Strategy in support of an application for a *Zoning By-law Amendment* for the property municipally known as 5384 Boundary Road in Ward 20 – Osgoode in Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

The Subject Site is a rectangular shaped parcel of land situated in the community of Carlsbad Springs with 184.62 metres of frontage along Boundary Road. The Subject Site is currently developed with a single-detached dwelling and accessory buildings and has a total area of approximately 1.93 hectares.

The Zoning By-law Amendment proposes to rezone the site from *Rural Countryside (RU)* to *Rural Commercial (RC)* to permit future commercial and light industrial uses. The existing *Rural Countryside (RU)* zone for the Subject Site currently limits non-residential land uses to agriculture and agricultural-related uses, animal care establishments and hospitals, artist studios, cannabis production facilities, cemeteries, environmental preserve and education areas, forestry operations, kennels, and on-farm diversified uses. A portion of the Subject Site is proposed to be zoned *Open Space Zone, Subzone R (O1R)* due to the presence of a Provincially Significant Land on the Subject Site.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

1.1 Site Location and Description

The Subject Site is a rectangular shaped parcel of land situated in the community of Carlsbad Springs with frontage along Boundary Road. The Subject Site is currently developed with a single-detached dwelling and accessory buildings.

Historically, the Subject Site appears to have been occupied with a rural residential dwelling. The surrounding land use continues to be agriculture with recent commercial and light industrial development based a review of historical aerial photography from GeoOttawa. The Environmental Impact Statement prepared by GEMTEC dated August 26, 2025, describes the physical setting of the Subject Site as consisting of Provincially Significant Wetlands, significant woodlands, and candidate significant wildlife habitat. The Subject Site has 184.62 metres of frontage on Boundary Road and has a total area of approximately 1.93 hectares as shown in **Figure 1**.

The Subject Site is legally described as follows:

PT LT 1 CON 9 (O.F.) Gloucester



Figure 1: Subject Site and surrounding uses.

1.2 Community Context and Connectivity

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Located north of the Subject Site is an Amazon Fulfilment Centre, Highway 417, and employment land uses. Further north is the GreyHawk Golf Club, low-rise residential dwellings, the Carlsbad Community Centre, and a place of worship.

East: To the east of the Subject Site are light industrial buildings and sites. Further east are active development applications at 5471 Boundary Road, 5508 Frontier Road, 5554 Frontier Road for the Capital Region Resource Recover Centre which is a new waste management facility proposed by Taggart Miller Environmental Services.

South: Immediately south of the Subject Site are wetlands, also present on a portion of the site and a Site Plan Control application (*City File No. D07-12-24-0117*) for a truck transport terminal that is currently under review. Further south are agricultural lands, industrial, and rural uses.

West: To the west of the Subject Site are agricultural uses and wetlands, also present on a portion of the site.

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

The Subject Site is designated as *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect* as shown in **Figure 2**.

The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

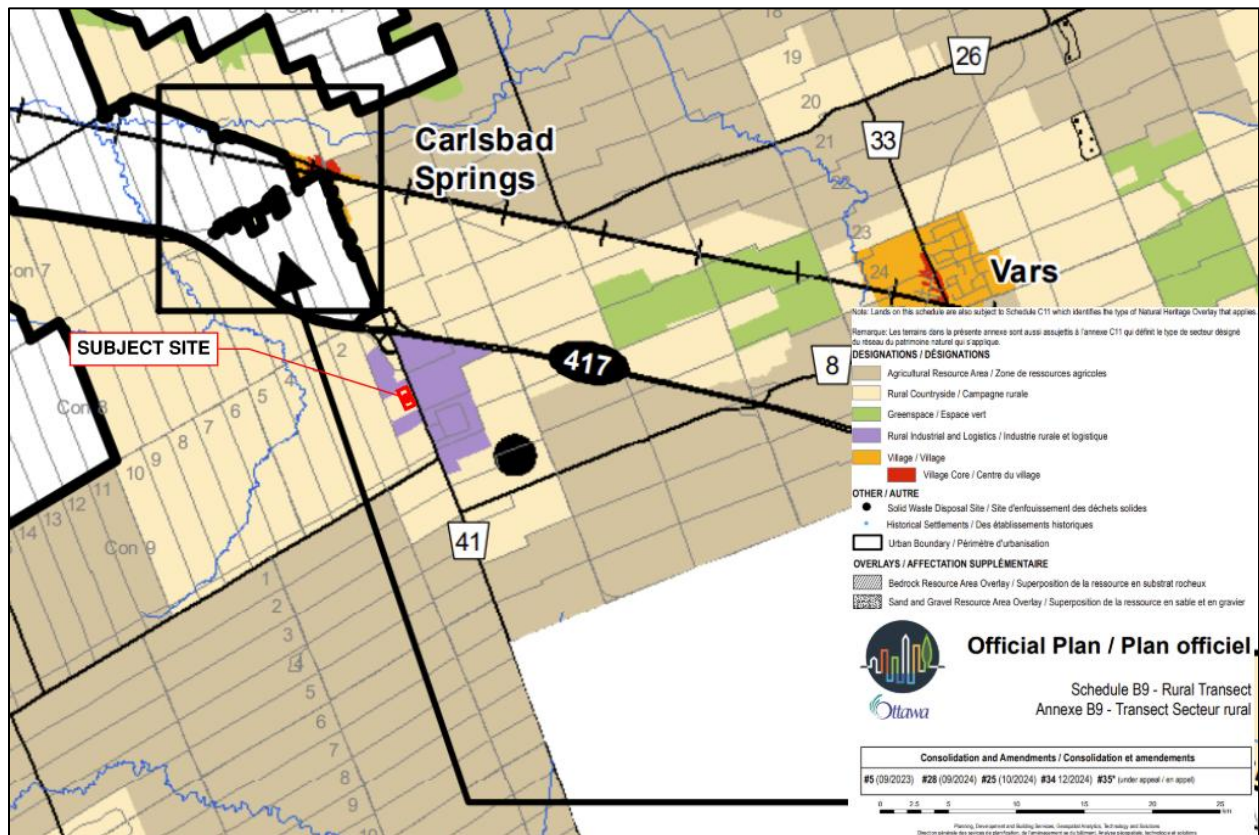


Figure 2: Excerpt from the City of Ottawa Official Plan Schedule B9 – Rural Transect with the Subject Site added by Novatech.

Boundary Road is identified as a *Rural Arterial – Existing roadway* as per the *City of Ottawa Official Plan Schedule C9 – Rural Road Network*. No changes to the existing road network including new roads are proposed as part of this *Zoning By-law Amendment* application (**Figure 3**).



Figure 3: Excerpt from the City of Ottawa Official Plan Schedule C9 – Rural Road Network with the Subject Site added by Novatech.

The City of Ottawa Official Plan Schedule C11-C – Natural Heritage System (East) identifies a portion of the Subject Site as containing Natural Features (**Figure 4**). Pre-consultation comments provided by City staff dated December 18, 2024 state that the South Bear Brook Wetland is present on and adjacent to the site. In November 2021, the City of Ottawa carried out a revaluation of the wetland and found it to be provincially significant. The Province updated the wetland’s status to provincially significant, along with updates to provincial mapping in January 2024. The City of Ottawa has brought forward amendments to designations in the Official Plan and Zoning By-law to the Agriculture and Rural Affairs Committee on April 3, 2025 and Council on April 16, 2025. An amendment to Schedule C11-C – Natural Heritage System (East) has been approved through Official Plan Amendment #42 and By-law 2025-153 to add the sub-designation of Significant Wetlands to all lands affected by the South Bear Brook Wetland. There was a subsequent appeal of the Official Plan Amendment to the Ontario Land Tribunal. At this time, OPA 42 is not in full force and effect until the Ontario Land Tribunal resolves the appeal or portions of it.

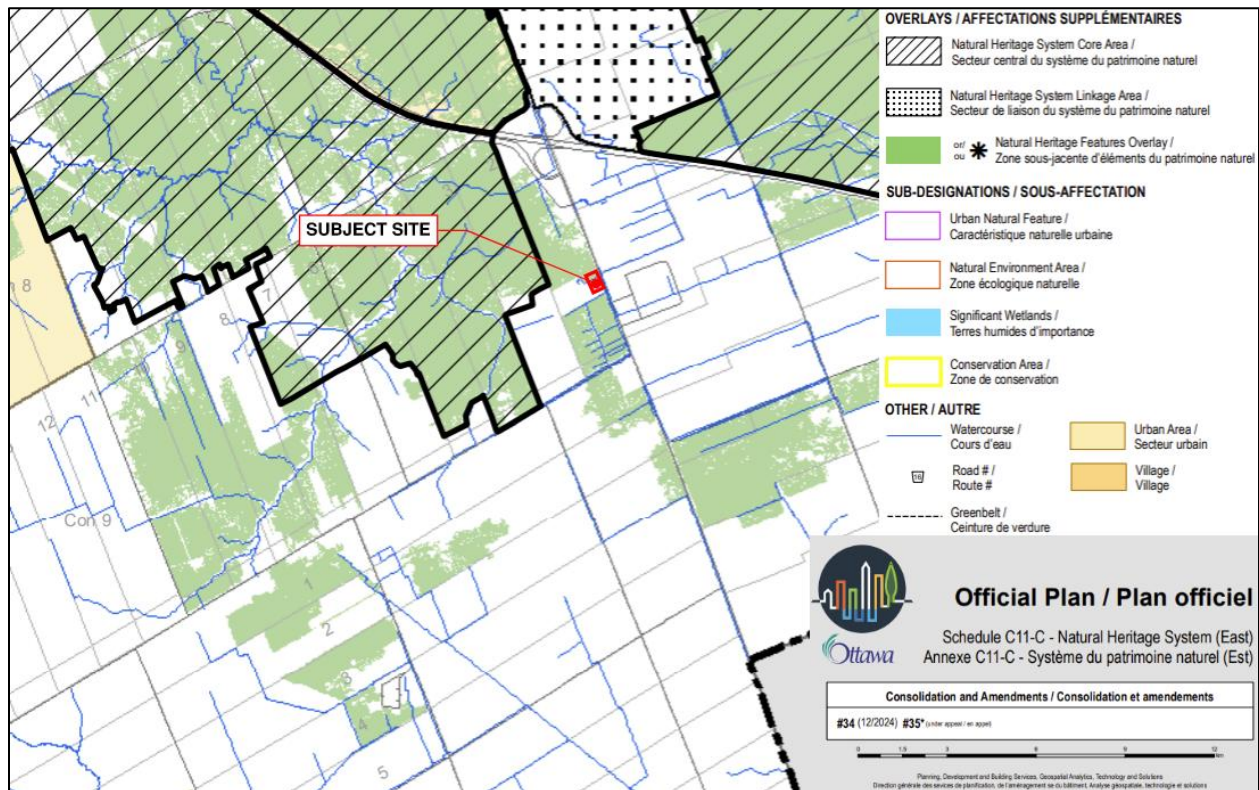


Figure 4: Excerpt from the City of Ottawa Official Plan Schedule C11-C – Natural Heritage System (East) with the Subject Site added by Novatech.

The Subject Site is not identified to be within an *Open Space* sub-designation as per the *City of Ottawa Official Plan Schedule C12 – Urban Greenspace*.

The Subject Site is not identified with any environmental constraints such as flood plain, slope stability, organic soils on the Subject Site as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.

1.3.2 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Rural Countryside (RU)* as shown in **Figure 5**.

The purpose of the *Rural Countryside Zone (RU)* zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context

- To facilitate the future commercial and light industrial land uses on the Subject Site, a Zoning By-law Amendment application will be required to rezone a portion of the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)*.
- The City of Ottawa has redesignated the Subject Site as containing Provincially Significant Wetlands and portions of the Subject Site have been rezoned to *_RU. The asterisk on the rezoning schedule denotes that the portions of the zoning that implemented the Provincially Significant Wetland boundary are currently under appeal. An Environmental Impact Study prepared by GEMTEC dated August 26, 2025 identified the Provincially Significant Wetland on site. The proposed Zoning By-law Amendment seeks to zone the wetland area as *Open Space Zone, Subzone R (O1R)* to establish a limit of development and a buffer to the wetland.



Figure 5: Excerpt of the Subject Site's zoning per Zoning By-law 2008-250 from GeoOttawa.

1.3.3 City of Ottawa Zoning By-law No. 2026-50

The Subject Site is currently zoned as *Rural Countryside (RU)* as shown in **Figure 6**.

The purpose of the *Rural Countryside (RU)* zone is to:

- Accommodate agricultural, forestry, residential uses and other land uses characteristic of Ottawa’s countryside, in areas designated as Rural Countryside in the Official Plan.
 - Recognize and permit a range of rural-based land uses that often require large lots or distance separations.
 - Regulate permitted uses in a manner that addresses compatibility with neighbouring land uses and respects the rural context.
- **A Zoning By-law Amendment application is required to rezone a portion of the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)* in both Zoning By-laws.**
 - **A portion of the Subject Site is identified to be within Provincially Significant Wetland as identified in the Environmental Impact Study prepared by GEMTEC dated August 26, 2025. The proposed Zoning By-law Amendment seeks to zone the wetland on site as *Open Space Facility Subzone (FAC5)* to establish a limit of development and a buffer to the wetland.**



Figure 6: Excerpt of the Subject Site’s zoning per Zoning By-law 2026-50 from GeoOttawa.

Zoning Provisions	By-law Requirement (Zoning By-law 2008-250)	By-law Requirement (Zoning 2026-50)	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 217 (1) <ul style="list-style-type: none"> • amusement centre • amusement park • animal care establishment • animal hospital • artist studio • automobile rental establishment • automobile dealership • automobile service station • bar • campground • car wash • click and collect facility • detached dwelling • dwelling unit • gas bar • heavy equipment and vehicle sales, rental and servicing • hotel • kennel • parking lot • restaurant • retail food store, limited to a farmers' market • retail store • storefront industry, • warehouse 	Section 1303 (1) <ul style="list-style-type: none"> • agriculture-related use • amusement park, excluding a go-kart track • animal care establishment • artist studio • automobile dealership • automobile rental establishment • automobile service station • campground • car wash • drive-through facility • gas bar • heavy equipment and vehicle sales, rental and servicing • hotel • indoor entertainment facility • instructional facility • kennel • light industrial use, limited to a brewery, cidery or distillery • micro distribution facility • parking lot • personal service business • place of assembly • restaurant 	Commercial, light industrial use for future potential development	NO

		<ul style="list-style-type: none"> • retail store, limited to a retail food store, convenience store or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies • storefront industry • warehouse 		
Min. Lot Width (m)	Section 217, Table 217, Row (b), Column IV 30 m	Section 1303, Table 1303, Row (b) 30 m	184.62 m	YES
Min. Lot Area (m²)	Section 217, Table 217, Row (a), Column IV 4000 m ²	Section 1303, Table 1303, Row (a) 4000 m ²	19,943.70 m ²	YES
Front Yard Set Back (m)	Section 217, Table 217, Row (c), Column IV 10 m	Section 1303, Table 1303, Row (c) 10 m	10 m	YES
Interior Side Yard Setback (m)	Section 217, Table 217, Row (d), Column IV 3 m	Section 1303, Table 1303, Row (d)(ii) 3 m	3 m	YES
Rear Yard Setback (m)	Section 217, Table 217, Row (e), Column IV 6 m	Section 1303, Table 1303, Row (f) 10 m	10 m	YES

Table 1: Proposed Zoning Provisions for the Rural Commercial zone.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

As previously discussed, a Zoning By-law Amendment is proposed to rezone the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)* to permit future commercial and light industrial land uses. A portion of the Subject Site is proposed to be zoned *Open Space Zone, Subzone R (O1R)* due to the presence of a Provincially Significant Wetland on the Subject Site as identified in the Environmental Impact Study (EIS) prepared by GEMTEC dated August 26, 2025. The EIS provides a site-specific analysis of the Provincially Significant Wetland on site and the proposed Zoning By-law amendment seeks to rezone a portion of the site containing the wetland to *Open Space Zone, Subzone R (O1R)* to establish a limit of development and a buffer to the wetland.

The future commercial and light industrial land uses permitted under the *Rural Commercial (RC)* zone will serve local residents of the general rural area and travelling public in accordance with the City of Ottawa Official Plan (2022) Rural Countryside designation policies. There are several commercial and light industrial uses present in the surrounding area; the rezoning of the site will fit in the context of the area. The Subject Site is in proximity to Highway 417 with frontage onto an existing arterial roadway making it a suitable and desirable location for future commercial and light industrial land uses. The proposed future uses fit and serve the local industrial and employment uses in the area and the travelling public. The EIS prepared by GEMTEC dated August 26, 2025, describes the physical setting of the Subject Site as consisting of Provincially Significant Wetlands, significant woodlands, and candidate significant wildlife habitat.

In total, approximately 1.16 hectares of the Subject Site represent the future development areas (**Figure 7**). A full size of the Developable Area is provided in Appendix A. A full size of the Concept Plan is provided in Appendix B.

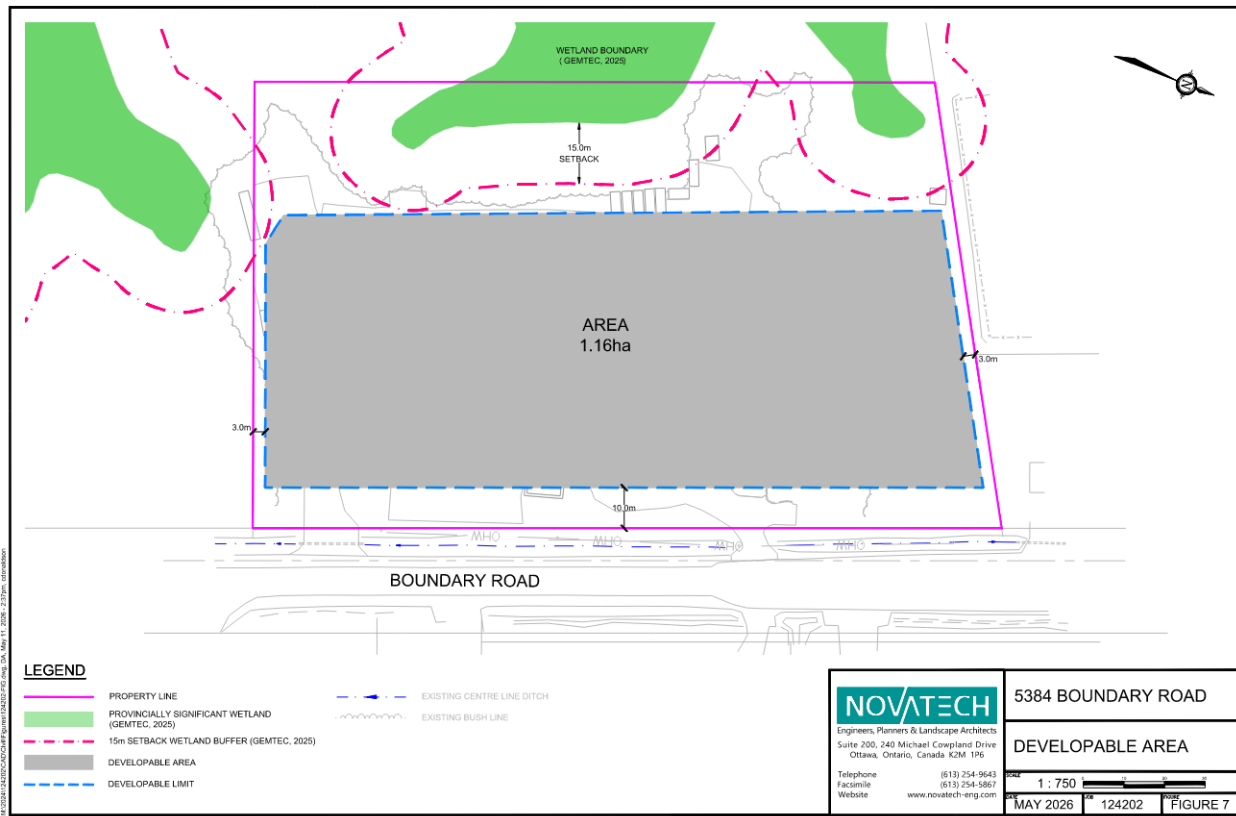


Figure 7: Developable Area figure prepared by Novatech dated May 2026.



Figure 8: Concept Plan prepared by Novatech dated May 2026.

2.2 Previous Consultations, Applications and Approvals

A formal pre-consultation meeting was held with City of Ottawa staff from Development Review and Community Planning on December 9, 2024 to discuss the proposed Zoning By-law Amendment. The Pre-Consultation Meeting Feedback, Applicant’s Study and Plan Identification List (SPIL), as well as other documents were provided by City staff on December 18, 2024. The SPIL identified that various reports and plans would be required to be submitted in support of the application.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters “shall be consistent with” relevant policy statements under the authority of *Section 3 of the Planning Act*. The following is an overall review of the applicable PPS 2024 policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

- 6) *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*
- **The suggested *Rural Commercial (RC)* zoning for the Subject Site will permit additional future commercial and light industrial land uses.**
 - **Permitting commercial and light industrial will support the rural area and is intended to serve local residents and the travelling public given the Subject Site's location to Highway 417 and frontage onto an existing arterial roadway.**

2.5 Rural Areas in Municipalities

- 1) *Healthy, integrated and viable rural areas should be supported by:*
 - a) *building upon rural character, and leveraging rural amenities and assets;*
 - b) *promoting regeneration, including the redevelopment of brownfield sites;*
 - c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
 - d) *using rural infrastructure and public service facilities efficiently;*
 - e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
 - f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
 - g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
 - h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*
 - 2) *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*
 - 3) *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*
- **The suggested *Rural Commercial (RC)* zoning for the Subject Site will permit additional future commercial and light industrial land uses. Policy 3 above directs some development outside of a settlement area.**

- The Provincially Significant Wetland on site will be zoned as *Open Space Zone, Subzone R (O1R)* to allow for conservation of ecological features on the Subject Site.
- Permitting commercial and light industrial will support the rural area and is intended to serve local residents, local businesses, and the travelling public given the Subject Site's location to Highway 417 and frontage onto an existing arterial roadway.

2.6 Rural Lands in Municipalities

- 1) *On rural lands located in municipalities, permitted uses are:*
 - a) *the management or use of resources;*
 - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
 - c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
 - e) *home occupations and home industries;*
 - f) *cemeteries; and*
 - g) *other rural land uses.*
 - 2) *Development that can be sustained by rural service levels should be promoted.*
 - 3) *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
 - 4) *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*
 - 5) *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*
- The suggested *Rural Commercial (RC)* zoning for the Subject Site will permit additional future commercial and light industrial land uses.
 - Permitting commercial and light industrial will support the rural area and is intended to serve local residents and the travelling public given the Subject Site's location to Highway 417 and frontage onto an existing arterial roadway.
 - The Subject Site is connected to rural infrastructure services. The Subject Site's water supply is connected to the Carlsbad trickle feed system. The trickle feed system's servicing capacity will determine future development and use of the Subject Site.
 - The proposed Zoning By-law Amendment supports a diversified rural economy and directs development along arterial roads and near a 400 series highway.
 - The Subject Site is classified as a Type B Land Use.
 - Type B Land Uses are characterized by a higher density of human occupancy or activity. The proposed Zoning By-law amendment seeks to permit development, that is not an industrial use or dwelling, on land outside a settlement area.
 - In accordance with the *Minimum Distance Separation (MDS) Publication 853 Guidelines* produced by the Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) the study area for a Type B Land Use is within 1,500 metres of the Subject Site.

- A review of historical aerial photography from GeoOttawa identified one (1) property that appears to contain or have the potential to contain livestock facilities. The rural property is at 9341 Mitch Owens Road and is within 1,500 metres of the Subject Site.
- Conservative assumptions were made for the property using OMAFRA's AgriSuite web application where they appeared to contain or had the potential to contain livestock facilities to ensure MDS I setbacks complied. Please refer to Appendix C of this report for the MDS I figure and the AgriSuite report.
 - 9341 Mitch Owens Road is located southwest of the Subject Site and contains various accessory buildings and vehicle storage. Based on a livestock facility size of 453 square metres, a maximum of 122 medium-framed sized cattle were assumed based on the AgriSuite web application.
 - The minimum distance from the livestock barn to the Subject Site is 298 metres whereas the actual distance from the livestock barn to the property is 1,053 metres.
- The Subject Site is being rezoned from *Rural Countryside (RU)* to include Type B land uses related to a *Rural Commercial (RC)* zone for future commercial and light industrial uses.

2.8 Employment

2.8.1 Supporting a Modern Economy

- 1) *Planning authorities shall promote economic development and competitiveness by:*
 - a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*
- 2) *Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.*
- 3) *In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*
- 4) *Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.*

- The future commercial and light industrial land uses will contribute to a greater range of diversified land uses within the community to support the long-term needs of the rural area.
- The location of the Subject Site is in proximity to Highway 417 with frontage onto an existing arterial roadway make it a suitable and desirable location for future commercial and light industrial land uses.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

- 1) *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*
 - a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b) *leverage the capacity of development proponents, where appropriate; and*
 - c) *are available to meet current and projected needs.*
- **The Subject Site is serviced by the Carlsbad trickle feed system and a private septic system.**

3.6 Sewage, Water and Stormwater

- 2) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*
- 4) *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.*
- 5) *Partial services shall only be permitted in the following circumstances:*
 - a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;*
 - b) *within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long term provision of such services with no negative impacts; or*
 - c) *within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.*

- 6) *In rural areas, where partial services have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*
 - 8) *Planning for stormwater management shall:*
 - a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
 - b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
 - c) *minimize erosion and changes in water balance including through the use of green infrastructure;*
 - d) *mitigate risks to human health, safety, property and the environment;*
 - e) *maximize the extent and function of vegetative and pervious surfaces;*
 - f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
 - g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*
- **The Subject Site is outside of the settlement area.**
 - **A Phase One ESA was completed by GEMTEC dated June 5, 2025. A Phase Two ESA was completed by GEMTEC dated October 29, 2025. The Phase One ESA found that, “Based on the identification of APECs associated with the Site, a subsurface investigation would be required to assess for potential impacts to soil and/or groundwater.” The Phase Two ESA investigated the APECs identified in the Phase One ESA. The report concluded that “all soil and groundwater results are considered to comply with applicable standards.”**
 - **A Conceptual Servicing and Stormwater Management Report was prepared by Novatech dated May 6, 2026. The report concludes that the site will continue to be serviced by the Carlsbad trickle feed system and a private septic system. It is recommended that the existing septic system be removed and replaced due to the age and location. The stormwater management design would be further refined at the Site Plan Control stage.**
 - **Detailed information and findings can be found in the Report which accompanies this submission.**

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1) *Natural features and areas shall be protected for the long term.*
- 5) *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
 - b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- 6) *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

8) *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

- **The Subject Site is located outside of protected Natural Heritage features as per the City of Ottawa Official Plan Schedule C11-C – Natural Heritage System (East).**
- **The City of Ottawa has brought forward amendments to designations in the Official Plan and Zoning By-law to the Agriculture and Rural Affairs Committee on April 3, 2025 and Council on April 16, 2025. An amendment to Schedule C11-C – Natural Heritage System (East) has been approved through Official Plan Amendment #42 and By-law 2025-153 to add the sub-designation of Significant Wetlands to all lands affected by the South Bear Brook Wetland. There was a subsequent appeal of the Official Plan Amendment to the Ontario Land Tribunal. At this time, OPA 42 is not in full force and effect until the Ontario Land Tribunal resolves the appeal or portions of it.**
- **The Zoning By-law Amendment proposes to rezone the Provincially Significant Wetland on site as *Open Space Zone, Subzone R (O1R)* to establish a limit of development and a buffer to the wetland.**
- **An Environmental Impact Statement was prepared by GEMTEC dated August 26, 2025 in support of this Zoning By-law Amendment application. The report found that:**
 - **15 metre construction setback to natural heritage to minimize potential impacts.**
 - **Re-zoning of natural heritage features to environmental protection or equivalent.**
 - **No significant negative impacts to natural heritage features identified on-site, including Provincially Significant Wetlands, significant woodlands, significant wildlife habitat, or habitats of species at risk from the proposed zoning by-law amendment are anticipated.**

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
- 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*

- **The Subject Site is not a protected heritage property.**
- **The Subject Site is identified as containing “Archaeological Potential” as per the City of Ottawa’s GeoOttawa overlay.**

- **A Stage 1 Archaeological Assessment was prepared by Paterson Group dated June 17, 2020. The report concludes that no further archaeological work is required for the study area.**
- **A Review and Entry into the Ontario Public Register of Archaeological Reports letter was prepared by the Ministry of Citizenship and Multiculturalism (MCM) dated November 1, 2022. The letter confirms that the MCM is satisfied that the fieldwork and report are consistent with the MCM's Standards and Guidelines for Consultant Archaeologists (2011) and terms and conditions for archaeological licenses.**
- **Detailed information and findings can be found in the Report which accompanies this submission.**

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

- 1) *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*

5.2 Natural Hazards

- 1) *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
 - 2) *Development shall generally be directed to areas outside of:*
 - a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) *hazardous sites.*
 - 4) *Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.*
- **A Phase One ESA was completed by GEMTEC dated June 5, 2025. A Phase Two ESA was completed by GEMTEC dated October 29, 2025. The Phase One ESA found that, “Based on the identification of APECs associated with the Site, a subsurface investigation would be required to assess for potential impacts to soil and/or groundwater.” The Phase Two ESA investigated the APECs identified in the Phase One ESA. The report concluded that “all soil and groundwater results are considered to comply with applicable standards.”**
 - **Detailed information and findings can be found in the Reports which accompanies this submission.**

The Major Zoning By-law Amendment application is consistent with the policies of the Provincial Planning Statement (2024).

3.2 City of Ottawa Official Plan (2022)

The Subject Site is currently designated as *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect. Natural Heritage System* as per the *City of Ottawa Official Plan C11-C – Natural Heritage System (East)*.

3.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the Official Plan provides the Strategic Directions for the City of Ottawa to become the most liveable mid-sized city in North America over the next century. These include five Big Policy Moves and six Cross-Cutting Issues.

The five Big Policy Moves provide broad policy directions and are the foundation of the Official Plan. The Big Policy Moves are:

- 1) Achieve, by the end of the planning period, more growth but intensification than by greenfield development.
 - 2) By 2046, the majority of trips in the city will be made by sustainable transportation.
 - 3) Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.
 - 4) Embed environmental, climate and health resiliency and energy into the framework of our planning policies.
 - 5) Embed economic development into the framework of our planning policies.
- **The suggested *Rural Commercial (RC)* zoning for the Subject Site will permit additional future commercial and light industrial land uses.**
 - **Permitting commercial and light industrial will support economic development in the rural area and is intended to serve local residents and the travelling public given the Subject Site's location to Highway 417 and frontage onto an existing arterial roadway.**

These Big Policy Moves inform the six themes, or Cross-Cutting Issues, that are embedded throughout the policies and sections of the Official Plan and are essential to the achievement of a liveable city but are implemented through the policies in multiple sections of the Official Plan. *The Cross-Cutting Issues are:*

- *Intensification and Diversifying Housing Options*
- *Economic Development*
- *Energy and Climate Change*
- *Healthy and Inclusive Communities*
- *Gender and Racial Equity*
- *Culture*

Policy 2.2.2 Economic Development

- **Permitting commercial and light industrial will support the rural area and is intended to serve local residents and the travelling public given the Subject Site's location in proximity to Highway 417 with frontage onto an existing arterial roadway.**

- The proposed commercial and light industrial uses will not conflict with the surrounding designated employment area or remove employment areas from protection.
- The location of the Subject Site is in proximity to a 400 series highway and has frontage onto an existing arterial roadway making it a suitable and desirable location for future commercial and light industrial land uses.
- The future commercial and light industrial land uses will contribute to a greater range of diversified land uses within the community to support the long-term economic needs of the rural area.

Policy 2.2.3 Energy and Climate Change

- The proposed *Open Space Zone, Subzone R (O1R)* will protect the Provincially Significant Wetlands. The Conceptual Stormwater Management Report prepared by Novatech dated May 6, 2026 confirms that based on the concept plan and under post-development conditions, the developable portion of the site would outlet to the existing roadside ditch along Boundary Road, away from the Provincially Significant Wetland.

Policy 2.2.5 Gender and Racial Equity

- The suggested *Rural Commercial (RC)* zoning for the Subject Site will permit additional future commercial and light industrial land uses. The proposed amendment is not anticipated to have any effect on Gender and Racial Equity.

Policy 2.2.6 – Culture

- No cultural spaces are identified on the Subject Site as per the City of Ottawa's GeoOttawa "Cultural Spaces" mapping overlay.

3.2.2 Growth Management Framework

Policy 3.5 – Meet employment needs

7) Lands designated as Industrial and Logistics and Rural Industrial and Logistics are considered employment areas under the Provincial Policy Statement and should be protected and preserved primarily for current and future manufacturing, storage, distribution and logistics uses. These are lands that may come under pressure for development with other land uses, are necessary to serve the population and to diversify the local economy and contain uses that generally cannot be integrated with sensitive land uses.

- The future commercial and light industrial land uses will contribute to a greater range of diversified land uses within the community to support the long-term needs of the rural area.
- The proposed commercial and light industrial uses will not conflict with the surrounding designated employment area or remove employment areas from protection.

- The location of the Subject Site is in proximity to Highway 417 with frontage onto an existing arterial roadway making it a suitable and desirable location for future commercial and light industrial land uses.

3.2.3 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

Policy 4.1.7 – Protect and invest in rights of way

- 2) *The City shall protect rights of way for the street and road network shown on Schedules C4, C5, C9 and C10 and as listed in detail in Schedule C16.*

- **Boundary Road is designated as an *Arterial – Existing* as per the City of Ottawa Official Plan Schedule C9 – Rural Road Network.**
- **As per the City of Ottawa Official Plan Schedule C16 – Road Classification and Rights-of-Way Protection, arterial roadways in the rural area are to be protected by a 30 metre right-of-way. No road widenings are required for the proposed development as per the Plan of Survey.**

Subsection 4.5 – Cultural Heritage and Archaeology

Policy 4.5.4 – Conserve sites of archaeological value

- 3) *The City shall conserve sites of archaeological value where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, an archaeological assessment will be required and reviewed as per provincial standards. Where sites of archaeological value are identified on federal lands, the National Capital Commission is the approval authority.*

- **The Subject Site is not a protected heritage property.**
- **The Subject Site is not adjacent to a protected heritage property.**
- **The Subject Site is identified as containing “Archaeological Potential” as per the City of Ottawa’s GeoOttawa overlay. The Zoning By-law Amendment application is seeking to rezone the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)*.**
- **A Stage 1 Archaeological Assessment was prepared by Paterson Group dated January 2020. The report concludes that no further archaeological work is required for the study area.**
- **A Review and Entry into the Ontario Public Register of Archaeological Reports letter was prepared by the Ministry of Citizenship and Multiculturalism (MCM) dated November 1, 2022. The letter confirms that the MCM is satisfied that the fieldwork and report are consistent with the MCM’s Standards and Guidelines for Consultant Archaeologists (2011) and terms and conditions for archaeological licenses.**
- **Detailed information and findings can be found in the Report which accompanies this submission.**

Subsection 4.7 – Drinking Water, Wastewater, and Stormwater Infrastructure

Policy 4.7.1 – Provide adequate cost-effective drinking water, wastewater and stormwater infrastructure, and assist in meeting growth targets in the urban area

- 2) *The City will require that infrastructure is durable, adaptive and resilient to the current climate and future climate, including extreme weather events*
 - 4) *The City will prepare and implement programs and policies to address the need for stormwater capacity to support a range of intensification development applications. This will include:*
 - a) *Design and study requirements for on-site stormwater management, considering a range of intensification development application; and*
 - b) *Regulatory mechanisms for on-site stormwater management to provide adequate capacity to support intensification in existing neighbourhoods*
 - 6) *As part of a complete application, all redevelopment applications will be required to:*
 - a) *Identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management;*
- **A Conceptual Servicing and Stormwater Management Report was prepared by Novatech dated May 6, 2026. The report concludes that the site will continue to be serviced by the Carlsbad trickle feed system and a private septic system. It is recommended that the existing septic system be removed and replaced due to the age and location. The stormwater management design would be further refined at the Site Plan Control stage.**
 - **Detailed information and findings can be found in the Report which accompanies this submission.**

Subsection 4.8 – Natural Heritage, Greenspace and the Urban Forest

Policy 4.8.1 – Protect the City’s natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies

- 1) *The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System. Schedule C11 identifies Ottawa’s Natural Heritage System and, to the extent possible, Ottawa’s Natural Heritage Features as overlays. Natural Heritage Overlay policies appear in Subsection 5.6.4.*
- 2) *The City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship.*
- 3) *The City recognizes the following natural heritage features, as defined in Ottawa’s Environmental Impact Study Guidelines:*
 - a) *Significant wetlands;*
 - b) *Habitat for endangered and threatened species;*
 - c) *Significant woodlands;*
 - d) *Significant valleylands*
 - e) *Significant wildlife habitat;*

- f) *Areas of Natural and Scientific Interest;*
 - g) *Urban Natural Features;*
 - h) *Natural Environment Areas;*
 - i) *Natural linkage features and corridors;*
 - j) *Groundwater features;*
 - k) *Surface water features, including fish habitat; and*
 - l) *Landform features.*
- 4) *The natural heritage overlay policies apply to all features in Policy 3) regardless of whether they appear on Schedules to the Official Plan.*
 - 5) *Outside the urban area and designated villages, [Amendment 34, By-law, Omnibus 2 item 13, November 13, 2024] the City shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.*
- **An Environmental Impact Statement was prepared by GEMTEC dated August 26, 2025 in support of this Zoning By-law Amendment application. The report found that:**
 - **15 metre construction setback to natural heritage to minimize potential impacts.**
 - **Re-zoning of natural heritage features to environmental protection or equivalent.**
 - **No significant negative impacts to natural heritage features identified on-site, including Provincially Significant Wetlands, significant woodlands, significant wildlife habitat, or habitats of species at risk from the proposed zoning by-law amendment are anticipated.**
 - **Detailed information and findings can be found in the Report which accompanies this submission.**

3.2.4 Transect Policy Area

Section 5 of the *Official Plan* addresses the six concentric policy areas called transects that represent a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (*Downtown Core*) to least urban (*Rural*).

As per Section 5.5 – Greenbelt and Rural Transect areas, the Rural Transect “*varies in intensity from untouched natural areas and cultivated farmland to more intense development within villages and commercial industrial areas*”. The Rural Transect provides for a range of social and economic activities with the policies intended to ensure the responsible use of resources for the protection of public health and environment while supporting economic development for rural businesses in recognizing their valuable contributions to the regional economy.

Policy 5.5.1 Recognize a rural pattern of built form and site design

- 1) *Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise. Mid-rise buildings may be permitted with the Greenbelt Transect area identified by the Zoning By-law and within Villages as identified in a secondary plan.*
 - b) *Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity; and*

- c) *Outside of Villages, sites shall be designed to locate surface parking, storage and paved areas far from the road frontage, and access to such areas shall be designed to maintain rural character. The frontage along the road shall be landscaped and treed in a way that respects the rural landscape and enhances the green edge of rural roads. Elements such as low fences, hedges or landscape-based ornaments may be used to enhance the site frontage.*
 - 2) *Development in the Greenbelt and Rural Transect areas shall:*
 - c) *Allow for uses that integrate well with the natural environment and rural area;*
 - d) *Direct high-intensity rural industrial uses to locations near highway interchanges;*
 - e) *Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and*
- **The proposal is to rezone areas of the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)* to permit future commercial and light industrial land uses.**
 - **A Concept Plan prepared by Novatech dated May 2026 provides a preliminary design for the Subject Site. The Concept Plan illustrates potential buildable area, parking, septic system, and pond. The plan accommodates for five building footprints each with an area of 300 square metres. A Site Plan Control application including a detailed site plan will be filed at a future date for the Subject Site when the details of the proposed development are known.**
 - **The location of the Subject Site is in close proximity to Highway 417 with frontage onto an existing arterial roadway making it a suitable and desirable location for future commercial and light industrial land uses.**
 - **A Conceptual Servicing and Stormwater Management Report was prepared by Novatech dated May 6, 2026. The report concludes that the site will continue to be serviced by the Carlsbad trickle feed system and a private septic system. It is recommended that the existing septic system be removed and replaced due to the age and location. The stormwater management design would be further refined at the Site Plan Control stage.**

3.2.5 Designation

Section 9.2 – Rural Countryside

The *Official Plan* notes that the *Rural Countryside* is made up of a variety of low-intensity uses. The intent of the *Rural Countryside* designation is to accommodate a variety of land uses that are appropriate for a rural location and support industries that serve local residents. The *Official Plan* seeks to enforce policies that strengthen the rural economy by permitting a diversity of uses that support the local rural community.

Policy 9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

- 1) *The following uses may be permitted:*
 - a) *Forestry, conservation and natural resource management activities;*
 - b) *Agriculture, agriculture-related and on-farm diversified uses;*
 - c) *Residential uses according to the policies of this plan;*
 - d) *Animal services boarding, breeding and training and equestrian establishments;*

- e) *Bed and breakfasts;*
 - f) *Utility Installations;*
 - g) *Cemeteries; and*
 - h) *Sand and gravel pits.*
- 2) *The following uses are permitted by this Plan where permitted by the underlying zoning, furthermore such uses may be permitted subject to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit. [Amendment 5, By-law 2023-403, Omnibus 1 item 63, September 13, 2023]*
- a) *Outdoor recreational and tourism uses, campgrounds and sports fields, unless considered to be a large-scale facility;*
 - b) *Small scale light industrial and commercial uses where all of the following criteria are met:*
 - i) *The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel;*
 - ii) *The lands are within 200 metres of an arterial or collector road and can be safely accessed;*
 - iii) *The lands are located beyond 1 kilometre of an Urban or Village boundary, or where located less than 1 kilometre from a Village boundary, it can be demonstrated that there is insufficient opportunity for these types of uses to be established within the Village;*
 - iv) *The lands are not adjacent to lands designated as Agricultural Resource Area;*
 - v) *The development can be supported by services available according to applicable provincial regulations;*
 - vi) *The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area; and*
 - vii) *The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape.*

- **It is proposed to rezone the Subject Site from *Rural Countryside (RU)* to *Rural Commercial (RC)*.**
- **The Zoning By-law Amendment will allow for a variety of commercial uses on the Subject Site and contribute to the needs of the travelling public and surrounding community by avoiding significant travel distances outside to urban areas and towns.**
- **The location of the Subject Site is in proximity to Highway 417 with frontage onto an existing arterial roadway make it a suitable and desirable location for future commercial and light industrial land uses. A Concept Plan prepared by Novatech dated May 2026 provides a preliminary design for the Subject Site. The Concept Plan illustrates potential buildable area, parking, septic system, and pond. The plan accommodates for five building footprints each with an area of 300 square metres. A Site Plan Control application including a detailed site plan will be filed at a future date for the Subject Site when the details of the proposed development are known.**
- **According to Policy 9.2.2(2)(b)(i), the proposed Zoning By-law Amendment will permit commercial and light industrial uses that will serve the local residents of the general rural area and travelling public.**

- According to Policy 9.2.2(2)(b)(ii), the lands are within 200 metres of an arterial road.
- According to Policy 9.2.2(2)(b)(iii), the lands are located beyond one kilometre of an Urban or Village boundary.
- According to Policy 9.2.2(2)(b)(iv), the lands are not adjacent to lands designated as an Agricultural Resource Area.
- According to Policy 9.2.2(2)(b)(v), the development is supported by services and Carlsbad trickle feed system.
- According to Policy 9.2.2(2)(b)(vi), the Concept Plan prepared by Novatech dated May 2026 accommodates for five building footprints each with a maximum gross leasable floor area of 300 square metres.
- According to Policy 9.2.2(2)(b)(vii), the Concept Plan is designed to integrate with the rural character and landscape and will serve the local residents of the general rural area and travelling public.
- The proposed use conforms to all the policies under Policy 9.2.2(2)(i) to (vii).

3.2.6 Protection of Health and Safety

Section 10 – Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

Policy 10.1 – Prevent Injury, loss of life and property damage

Policy 10.1.1 – Natural Hazards: Flooding Hazards and Erosion Hazards

- 1) *Development and site alteration shall not be permitted in the 1 in 100 year flood plain or in an erosion hazard area.*

- **The Subject Site is not situated within any flood plains or unstable slopes as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.4 – Natural Hazards: Unstable soils or bedrock

- 1) *Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement.*

- **The Subject Site is not situated within unstable slopes or contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.6 – Contaminated sites

1) *Required environmental site assessments, remedial or risk assessment / risk management activities and associated reports shall be completed in compliance with the applicable regulations and requirements, as amended, and shall be completed, signed and stamped by a Qualified Person as defined by applicable regulation. Where required, the City may use the holding provisions of the Planning Act to ensure receipt of satisfactory verification of suitable environmental condition prior to development*

- **A Phase One ESA was completed by GEMTEC dated June 5, 2025. A Phase Two ESA was completed by GEMTEC dated October 29, 2025. The Phase Two ESA concluded that asbestos containing material (ACMs) and lead based paints may be present within the structures.” The report recommends that “lead testing should be conducted in the buildings prior to the disturbance of painted surfaces” and a Designated Substance Survey (DSS) be carried out prior to undertaking any demolition activities.**
- **Detailed information and findings can be found in the Reports which accompanies this submission.**

4.0 INTEGRATED ENVIRONMENTAL REVIEW / REVIEW OF SUPPORTING STUDIES

Phase One & Phase Two ESA

A Phase One ESA was completed by GEMTEC dated June 5, 2025 and a Phase Two ESA was also completed by GEMTEC dated October 29, 2025. The Phase One ESA was carried out for the property to identify and document current and historical environmental conditions on the Subject Site and adjacent properties. A Phase Two ESA was recommended and conducted on the Subject Site. The Phase Two ESA investigated the APECs identified in the Phase One ESA. The report found “exceedances of EC and SAR attributable to historical and ongoing salt storage operations at the Site.”

Based on the findings from the report, the Phase Two ESA confirmed that the historical land use of the Subject Site led to potential environmental concerns due to former on- and off-site activities. The Phase Two ESA concludes that the “overall soil and groundwater results are considered to comply with applicable standards with the exception of anthracene in soil, which is not anticipated to pose an environmental concern provided the current site use remains unchanged.”

Conceptual Servicing and Stormwater Management Report

A Conceptual Servicing and Stormwater Management Report was prepared by Novatech dated May 6, 2026. The report concludes that the site will continue to be serviced by the Carlsbad trickle feed system and a private septic system. To accommodate future potential development, the existing residential dwelling would be removed and the existing well would be decommissioned. It is recommended that the existing septic system be removed and replace due to the age and location.

Based on the findings from the report, the site will continue to be serviced by the Carlsbad trickle feed system and a private septic system for potential future development of the site.

The stormwater management design would be further refined at the Site Plan Control stage.

Environmental Impact Statement

An Environmental Impact Statement (EIS) was prepared by GEMTEC dated August 26, 2025. The report found Provincially Significant Wetlands, significant woodlands, and *candidate* significant wildlife habitat on site. The report recommends that potential impacts to natural heritage features can be mitigated through a 15 metre setback and re-zoning of natural heritage features to environmental protection.

Based on the findings of the report, no significant negative impacts to natural heritage features or ecological functions are anticipated as part of the proposed development. The proposed Zoning By-law Amendment will provide a buffer to the Provincially Significant Wetland by establishing a limit development and zoning the wetland as *Open Space Zone, Subzone R (O1R)*, limiting development within Provincially Significant Wetlands.

5.0 PUBLIC CONSULTATION STRATEGY

- The City will be posting signage on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- Community organization(s) will be notified of the details of the proposed development through a 'heads up' by City of Ottawa staff.

6.0 CONCLUSION

It is our assessment that the suggested proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This Planning Rationale Brief supports the proposed *Zoning By-law Amendment* application.

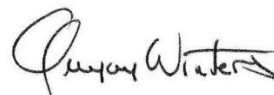
The proposed development is an appropriate and desirable addition to the community of Carlsbad Springs and represents good planning.

Yours truly,

NOVATECH

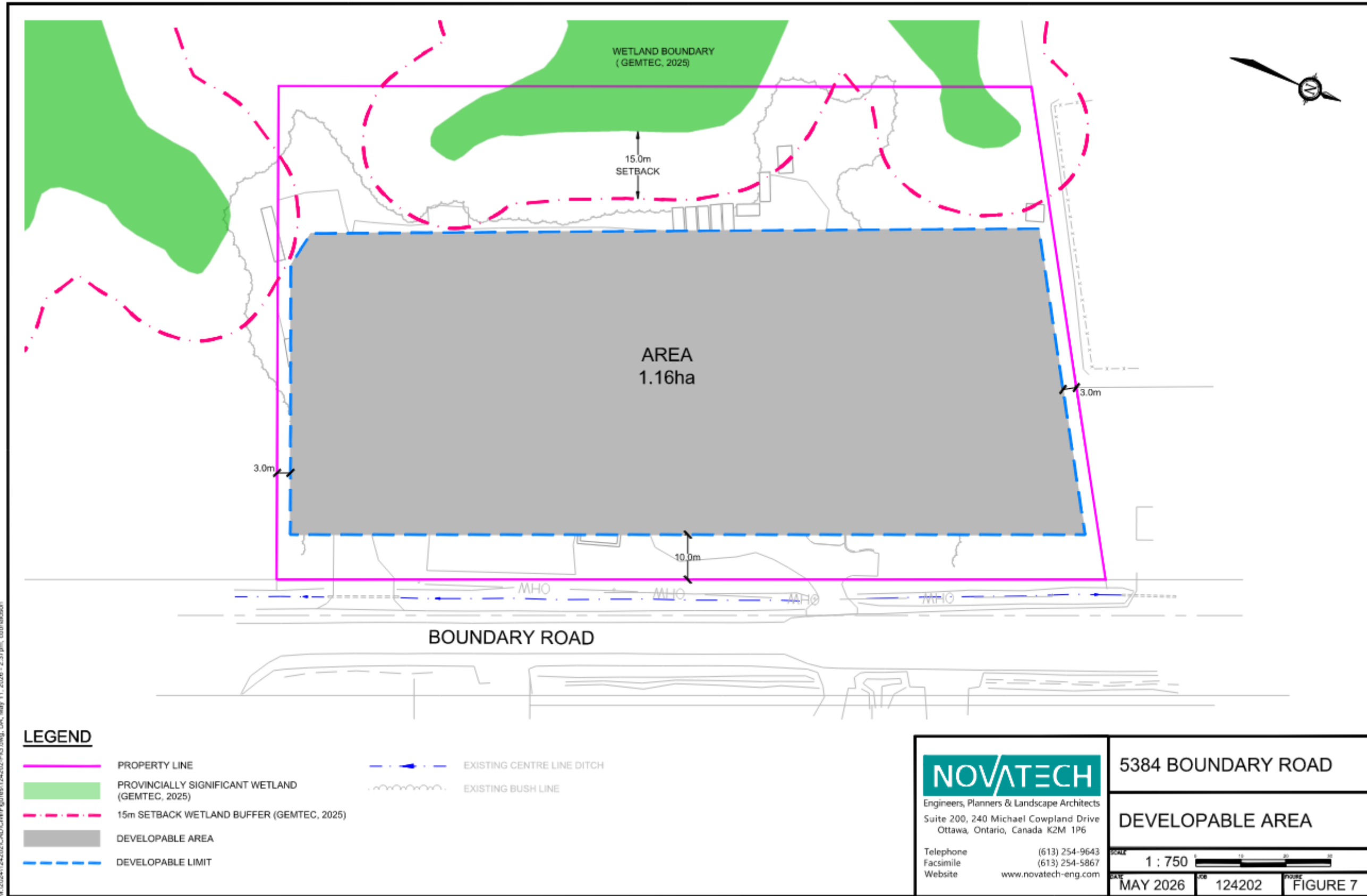


Nicole Thomson, BES (Planning)
Planner, Planning and Development



Greg Winters, MCIP, RPP
Director, Planning and Development

**Appendix A
Developable Area
Prepared by Novatech
Dated May 2026**



M:\2024\124202\CAD\CH\FIGURE\124202_FIG.dwg, DA, May 11, 2026 - 2:37pm, cdonakson

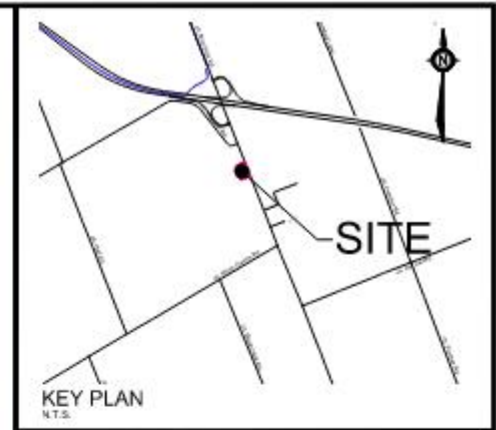
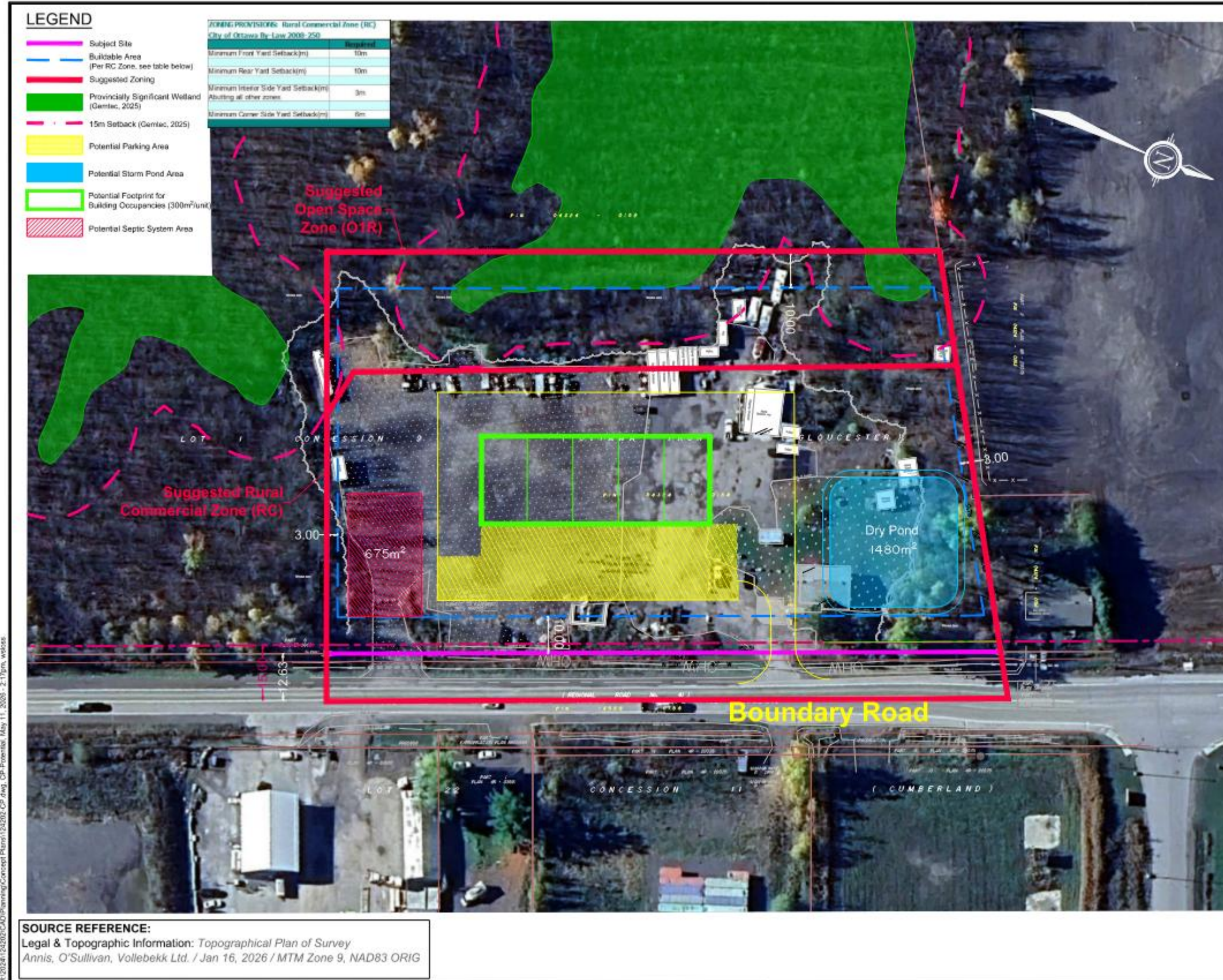
LEGEND

- PROPERTY LINE
- PROVINCIALY SIGNIFICANT WETLAND (GEMTEC, 2025)
- 15m SETBACK WETLAND BUFFER (GEMTEC, 2025)
- DEVELOPABLE AREA
- DEVELOPABLE LIMIT
- EXISTING CENTRE LINE DITCH
- EXISTING BUSH LINE

<p style="margin: 0;">NOVATECH</p> <p style="margin: 0; font-size: 0.8em;">Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p style="margin: 0; font-size: 0.8em;">Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com</p>	<p style="margin: 0; font-weight: bold; font-size: 1.2em;">5384 BOUNDARY ROAD</p>
	<p style="margin: 0; font-weight: bold; font-size: 1.2em;">DEVELOPABLE AREA</p>
<p style="margin: 0; font-size: 0.8em;">SCALE 1 : 750</p>	
<p style="margin: 0; font-size: 0.8em;">DATE MAY 2026</p>	<p style="margin: 0; font-size: 0.8em;">JOB 124202</p>
<p style="margin: 0; font-size: 0.8em;">FIGURE 7</p>	

SHT11X17.DWG - 270mmX432mm

**Appendix B
Concept Plan
Prepared by Novatech
Dated May 2026**



CONCEPT PLAN

5384 BOUNDARY ROAD

PART OF LOT 1
 CONCESSION 9 (OTTAWA FRONT)
 Geographic Township of Gloucester
 CITY OF OTTAWA

0	25	50 metres
1: 1000		

3.	SUGGESTED ZONING ADDED	MAY 06/26	NT
2.	POTENTIAL DEVELOPMENT AREAS ADDED	APR 28/26	LAB
1.	PREPARED FOR ZONING AMENDMENT	FEB 09/26	RP
Re.	REVISION	DATE	BY

NOVATECH
 Agency, Planning & Municipal Services
 Suite 206, 138 Wilket Road East
 Ottawa, Ontario, Canada K1M 3K6

Telephone: 800-254-5643
 Fax: 453-254-8887
 Website: www.novatech-ung.com

PROJECT: MAY, 2026
 PROJECT No: 124202
 DRAWING No: 124202-CP-FIG

**Appendix C
Minimum Distance Separation I Figure
And AgriSuite Report
Prepared by Novatech
Dated March 13, 2026**

MDS I

General information

<p>Application date Mar 13, 2026</p>	<p>Municipal file number</p>	<p>Proposed application New or expanding zone or designation for a commercial use outside of a settlement area</p>
<p>Applicant contact information Nicole Thomson Novatech 240 Michael Cowpland Drive, Suite 200 Ottawa, ON K2M 1P6 613-254-9643 n.thomson@novatech-eng.com</p>	<p>Location of subject lands City of Ottawa City of Ottawa GLOUCESTER Concession 9 ON OTTAWA RIVER , Lot 1</p>	

Calculations

9341 Mitch Owens Road

<p>Farm contact information N/A N/A 9341 Mitch Owens Road Ottawa, ON K0A 1K0</p>	<p>Location of existing livestock facility or anaerobic digester City of Ottawa City of Ottawa GLOUCESTER Concession 9 ON OTTAWA RIVER , Lot 2</p>	<p>Total lot size 4 ha</p>
---	---	---------------------------------------

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	122	40.7 NU	453 m ²

Confirm Livestock/Manure Information (9341 Mitch Owens Road)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	40.7 NU		
Potential design capacity	40.7 NU		
Factor A (odour potential)	0.8	Factor B (design capacity)	241.34
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
<hr/>			
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			298 m (978 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

Nicole Thomson
Novatech
240 Michael Cowpland Drive, Suite 200
Ottawa, ON
K2M 1P6
613-254-9643
n.thomson@novatech-eng.com

Signature of preparer



05-05-2026

Nicole Thomson , Planner

Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.