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## 2800 Moodie Drive Planning Rationale

Engineering excellence. Planning precision. Inspired landscapes.

**2800 Moodie Drive**

**Planning Rationale**

**in support of a**

**Zoning By-law Amendment Application**

Prepared By:

**NOVATECH**  
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October / 04 / 2018  
*REVISED: December / 21 / 2018*

Novatech File: 113031  
Ref: R-2018-137

December 21, 2018

City of Ottawa  
Planning Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON  
K1P 1J1

Attention: Adam Brown, Manager Development Review – Rural, Planning Services

Dear Mr. Brown:

**Reference: Zoning By-law Amendment Application**  
**2800 Moodie Drive**  
**Our File No.: 113031**

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The following Revised Planning Rationale has been updated in support of a Zoning By-law Amendment application to rezone the property at 2800 Moodie Drive in the City of Ottawa (the "Subject Property"). 2800 Moodie Drive is legally described as Part of Lot 19, Concession 5 (Rideau Front), Nepean Township.

The Subject Property is designated Rural Employment Area on Schedule A of the City of Ottawa's Official Plan. The property is zoned Rural Heavy Industrial, Subzone 1, Rural Exception 121 in the City of Ottawa's Zoning By-law 2008-250.

This Planning Rationale examines the location and context of the Subject Property, details the proposed Zoning By-law Amendment, provides the planning policy and regulatory framework of the site, and makes a recommendation on the proposed Zoning By-law Amendment.

The Revised Planning Rationale has been updated based on comments from the City of Ottawa dated December 6, 2018.

Should you have any questions regarding any aspect of this Planning Rationale, please feel free to contact either Adam Thompson or the undersigned.

Yours truly,

**NOVATECH**



Ryan Poulton, M.PL.  
Planner

## Table of Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Site Location and Context.....	1
1.2	Surrounding Uses .....	2
<b>2.0</b>	<b>PROPOSED ZONING BY-LAW AMENDMENT.....</b>	<b>4</b>
<b>3.0</b>	<b>PLANNING POLICY AND REGULATORY FRAMEWORK .....</b>	<b>5</b>
3.1	Provincial Policy Statement .....	5
3.2	City of Ottawa Official Plan .....	7
<b>4.0</b>	<b>CONCLUSION.....</b>	<b>11</b>

### Figures

Figure 1 – Aerial Photo of Subject Property .....	1
Figure 2 – Indoor / Outdoor Self-storage Facility along Moodie Drive.....	2
Figure 3 – View South of the Subject Property along Moodie Drive.....	2
Figure 4 – Residential Property east of the Subject Property.....	3
Figure 5 – View of Valleyview Little Animal Farm along Fallowfield Road .....	3
Figure 6 – OPA 180 Schedule R14 .....	7
Figure 7 – Official Plan Schedule ‘A’ Excerpt .....	8

## 1.0 INTRODUCTION

Novatech has prepared this Planning Rationale in support of a Zoning By-law Amendment application for the property at 2800 Moodie Drive (the “Subject Property”). The Subject Property is designated Rural Employment Area on Schedule A (Rural Policy Plan) of the City of Ottawa’s Official Plan (OP). The property is zoned Rural Heavy Industrial, Subzone 1, Rural Exception 121 (RH1[121r]) in the City of Ottawa’s Zoning By-law 2008-250. The proposed Zoning By-law Amendment will rezone the Subject Property to Rural General Industrial (RG).

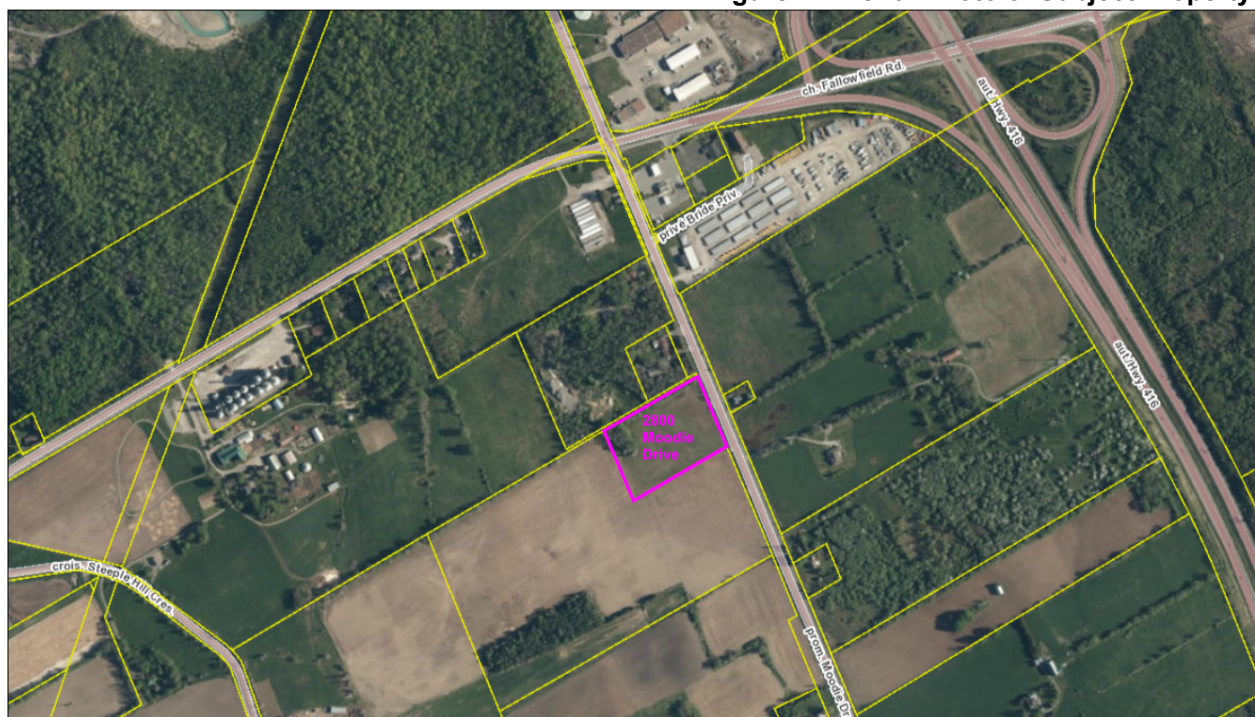
This Planning Rationale will demonstrate that the proposed Zoning By-law Amendment will:

- Be consistent with the policies of the Provincial Policy Statement (2014);
- Conform to the policies of the City of Ottawa Official Plan (up to and including Official Plan Amendment 180 (2016));
- Establish appropriate zoning standards for the Subject Property; and
- Be compatible with surrounding uses.

## 1.1 Site Location and Context

2800 Moodie Drive is located within the Rideau–Goulbourn Ward of the City, in the rural area of the City of Ottawa. The Subject Property is located on the west side of Moodie Drive, south of the intersection of Moodie Drive and Fallowfield Road (see Figure 1). The Subject Property is legally described as Part of Lot 19, Concession 5 (Rideau Front), Nepean Township. The property has an approximate area of 20,900 m<sup>2</sup>, and approximately 122 metres of frontage along Moodie Drive. The property is currently vacant.

**Figure 1 – Aerial Photo of Subject Property**





## 1.2 Surrounding Uses

**North:** Immediately north of the Subject Property is a single residential dwelling. There are a variety of commercial, light industrial, and automotive-oriented land uses north of the Subject Property and east of Moodie Drive, including a gas bar and diesel cardlock facility, an indoor / outdoor self-storage facility, a heavy vehicle repair shop, and a contracting business. Located further north and east of Moodie Drive are a City maintenance garage, several automobile dealerships, and several active quarry operations.

**Figure 2 – Indoor / Outdoor Self-storage Facility along Moodie Drive**



**South:** Lands south of the Subject Property to the Jock River are used for agriculture. South of the Jock River land uses transition to heavy industrial and aggregate operations.

**Figure 3 – View South of the Subject Property along Moodie Drive**



**East:** Immediately east of the Subject Property is a detached dwelling and agricultural fields. Further to the east is Highway 416, which marks the urban boundary for the City.

**Figure 4 – Residential Property east of the Subject Property**



**West:** There is a mix of agricultural and forested lands west of the Subject Property. Several residential properties and the “Valleyview Little Animal Farm” are located on the south side of Fallowfield Road west of the Subject Property.

**Figure 5 – View of Valleyview Little Animal Farm along Fallowfield Road**





## 2.0 PROPOSED ZONING BY-LAW AMENDMENT

2800 Moodie Drive is currently zoned Rural Heavy Industrial, Subzone 1, Rural Exception 121 in the City of Ottawa's Zoning By-law 2008-250. Rural Exception 121 limits the permitted uses on the Subject Property to a *"heavy Industrial use limited to the manufacture and processing of cheese and dairy product."* The limited uses permitted on the Subject Property under the existing zoning is not consistent with the policies of the Rural Employment Area designation of the property. Official Plan Amendment 180 passed by Council on January 25<sup>th</sup>, 2017 redesignated the Subject Property from Agricultural Resource Area to Rural Employment Area.

The Zoning By-law Amendment application proposes to rezone the property to Rural General Industrial (RG) with a site-specific amendment to eliminate sensitive land uses based on the comments from City staff with respect to groundwater availability. The site-specific RG zone proposes the following uses:

- automobile body shop
- automobile dealership
- automobile service station
- gar bar
- heavy equipment and vehicle sales, rental and servicing
- leaf and yard waste composting facility
- light industrial uses
- medical marihuana production facility
- parking lot
- retail store
- service and repair shop
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility (non-putrescible)

The site-specific RG zone proposes the following conditional uses:

- bank machine
- car wash
- personal service business
- retail store

Based on comments from the City of Ottawa with respect to the availability of groundwater to for sensitive uses, the proposed Zoning By-law Amendment is being revised to eliminate the following uses from the standard RG zone as it will apply to this property:

- animal care establishment
- animal hospital
- convenience store
- drive-through facility
- dwelling unit
- kennel
- restaurant

The requested rezoning to Rural General Industrial is considered appropriate as the uses permitted in the RG zone are complementary to the existing light industrial, commercial, and automotive-oriented uses north of the Subject Property along Moodie Drive. No development is proposed on the Subject Property as a result of the Zoning By-law Amendment application. The proposed wording for the Zoning By-law Amendment is attached as Appendix A.



### 3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

#### 3.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. The PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014. All decisions affecting planning matters “shall be consistent with” policies issued under Section 3 of the Planning Act.

Section 1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. Section 1.1.4 of the PPS includes policies for rural areas in municipalities. Policy 1.1.4.1 of the PPS states:

*“Healthy, integrated and viable rural areas should be supported by:*

- f) 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;”*

2800 Moodie Drive is a vacant property in the rural area of the City of Ottawa. The proposed Zoning By-law Amendment will rezone to Subject Property to permit rural employment uses. Approval of new rural employment uses on the Subject Property will promote the diversification of the economic base and permit new employment opportunities in the rural area of the City.

Section 1.1.5 of the PPS includes policies for rural lands in municipalities. Policy 1.1.5.3 states: *“Recreational, tourism and other economic opportunities should be promoted.”* Approval of the proposed Zoning By-law Amendment will facilitate the development of the vacant Subject Property to accommodate rural employment uses. The proposed Zoning By-law Amendment will promote new economic opportunities on rural lands within the City of Ottawa.

Section 1.3 of the PPS includes policies on employment. Policy 1.3.1 states:

*“Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment and institutional 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) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and*
- d) ensuring the necessary infrastructure is provided to support current and projected needs.”*

Approval of the Zoning By-law Amendment application will add to the existing mix and range of employment uses in the vicinity of Fallowfield Road and Moodie Drive. The proposed Zoning By-law Amendment provides an opportunity to diversify the local rural economy, and provides additional opportunities for new employment uses to locate in the rural area of the City. The proposed Zoning By-law Amendment supports new employment uses on the vacant property that are compatible with the surrounding rural area.

Section 1.3.2 of the PPS includes policies on employment areas. Policy 1.3.2.3 states: “*Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*” The Subject Property is designated Rural Employment Area on Schedule A of the City of Ottawa’s Official Plan, and is in proximity to the interchange of Fallowfield Road and Highway 416. The proposed Zoning By-law Amendment will add vacant employment lands that are highly accessible.

Section 2.0 of the PPS provides policies related to the use and management of resources. The proposed rezoning adheres to the policies in Section 2.0 as follows:

- Relating to Section 2.1 (Natural Heritage), there are no natural features identified on or near the Subject Property. The proposed Zoning By-law Amendment will not impact on natural features or their functions on or near the Subject Property;
- Relating to Section 2.2 (Water), there are no water features on the Subject Property;
- Relating to Section 2.3 (Agriculture), in 2016 the City of Ottawa completed an update to their Land Evaluation and Area Review (LEAR) of agricultural lands. The City’s prescribed threshold for agricultural lands was a LEAR score of 125. The City concluded the LEAR score for the Subject Property is 92. Based on the City’s LEAR score, the Subject Property was re-designated through Official Plan Amendment 180 from Agricultural Resource Area to Rural Employment Area. The Subject Property is not a prime agricultural area;
- Relating to Section 2.4 (Minerals and Petroleum), the Subject Property has no known areas of mineral or petroleum potential;
- Relating to Section 2.5 (Mineral Aggregate Resources), the Subject Property has no known mineral aggregate potential;
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the Subject Property is not identified as having possible archaeological potential as shown on the City of Ottawa Archaeological Potential mapping;

The Zoning By-law Amendment application is consistent with the policies in Section 2.0 of the PPS. Approval of the requested Zoning By-law Amendment will have no negative impacts to natural heritage, natural resources, or cultural heritage resources.

Through the rezoning of the Subject Property, the future development of the property to accommodate employment uses will contribute to a diversified economy and provide new employment opportunities to the rural area of the City of Ottawa. The proposed Zoning By-law Amendment is consistent with the policies of the PPS.

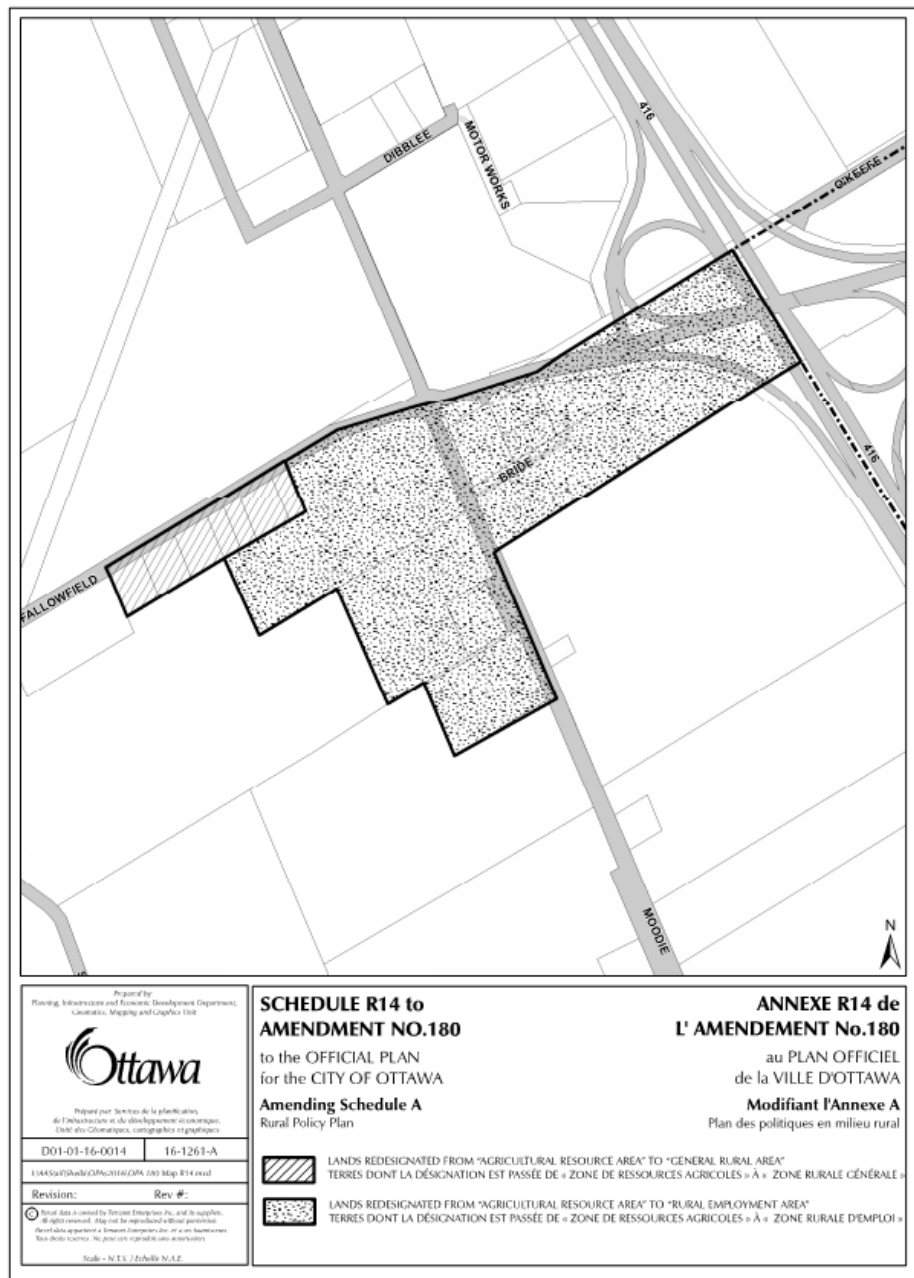
### 3.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and the Ontario Municipal Board. For the purpose of this Planning Rationale, the annotated online version of the City of Ottawa Official Plan, showing amendments including Official Plan Amendment 180 (the “Official Plan”) was used for reference.

Figure 6 – OPA 180 Schedule R14

Official Plan Amendment 180 (OPA 180) was adopted by Council on January 25<sup>th</sup>, 2017 and approved by the Ministry of Municipal Affairs and Housing on August 8, 2017. OPA 180 made changes to the City of Ottawa’s Official Plan based on the recommendations of a comprehensive review of Employment Lands within the City, and based on the recommendations of a Land Evaluation and Area Review of Agricultural Lands within the City. While specific policies within OPA 180 are currently under appeal to the Ontario Municipal Board, the policies for lands designated Rural Employment Area are not under appeal and are in full force and effect.

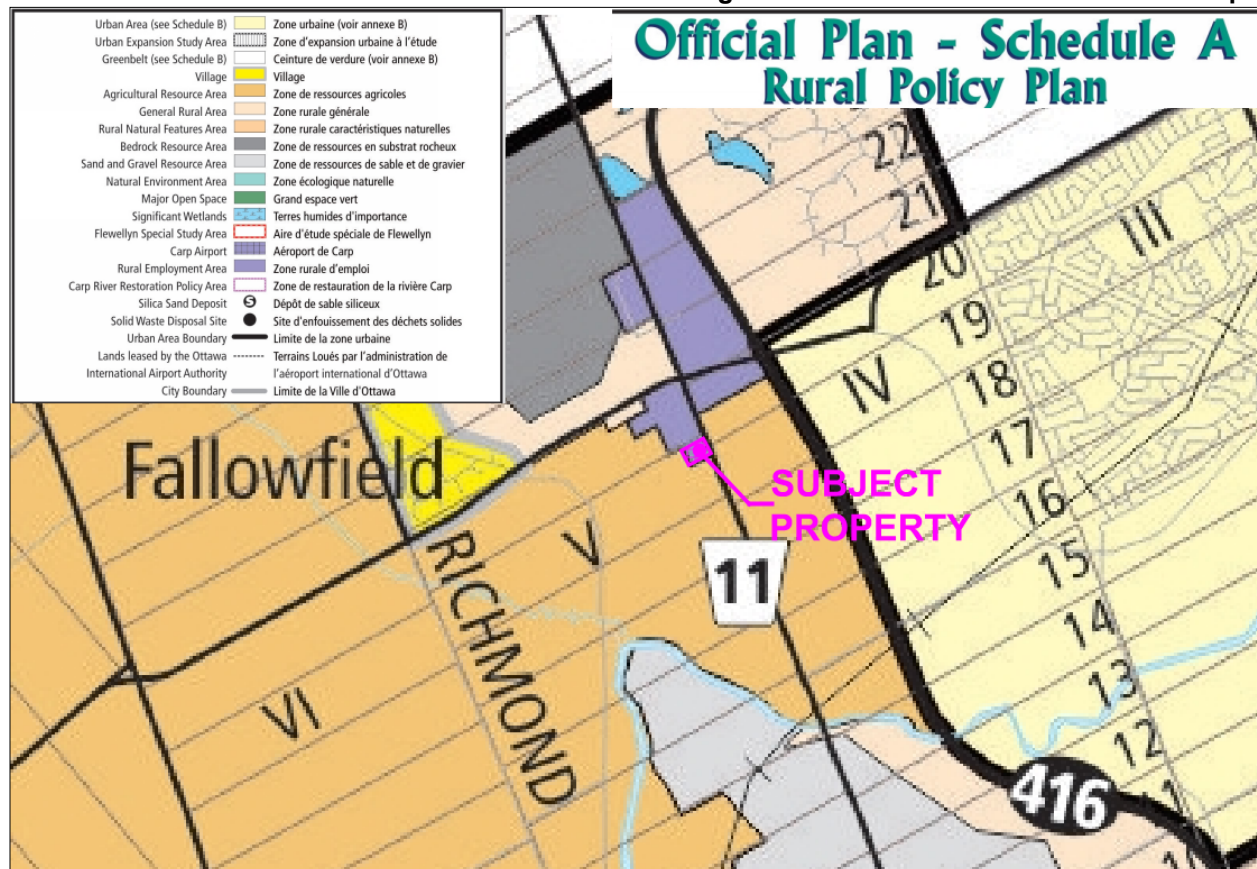
2800 Moodie Drive is located in the Rural Area of the City of Ottawa. OPA 180 re-designated the Subject Property from



Agricultural Resource Area to Rural Employment Area on Schedule A (Rural Policy Plan) of the OP (see Figure 6). Section 3.7.5 of the Official Plan includes policies for Rural Employment Areas.

Policy 1 in Section 3.7.5 of the OP states: “*The Rural Employment Areas are designated on Schedule A with the intent to reserve the land for rural industrial and ancillary commercial uses.*” The existing Rural Heavy Industrial zone (RH1[121r]) limits the permitted uses on the Subject Property to a heavy Industrial use limited to the manufacture and processing of cheese and dairy product. The existing zoning that permits one specific industrial use is not consistent with reserving the Subject Property for rural industrial and ancillary commercial uses. The proposed Zoning By-law Amendment will rezone the Subject Property to the Rural General Industrial (RG) zone. The uses permitted with the RG zone (see Section 2) include light industrial, commercial, and service-related uses that are consistent with the intent of the Rural Employment Area designation. Rezoning of the Subject Property from RH1[121r] to RG implements the intent of the Rural Employment Area designation. The proposed Zoning By-law Amendment conforms with the Policy 1 of Section 3.7.5 of the OP.

Figure 7 – Official Plan Schedule ‘A’ Excerpt





Policy 2 in Section 3.7.5 of the OP states:

*“Uses permitted within rural employment areas include:*

- a) New heavy and light industrial uses, such as steel and concrete fabrication, farm equipment and supply centres, machine and vehicle sales service and repair, construction yards, building products yards, landscape contractors, nurseries;*
- b) New transportation, warehouse and storage operations; these uses are encouraged to locate on sites in close proximity to Arterial roads and Highway interchanges;*
- c) Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs; these uses shall not be located adjacent to a highway unless suitable screening and landscaping are provided;*
- d) New commercial uses that primarily provide services to employees of the rural business park or the travelling public such as a restaurant, gas station, a retail store up to 300 square metres gross leasable space, or similar uses. A commercial use involving the display and sale of products manufactured or warehoused on the site are permitted provided that the retail floor space does not exceed the greater of, 300 square metres or 25% of the gross floor area of the building.”*

The Rural Employment Area designation permits a variety of commercial and light industrial uses, including warehouses, storage yards, gas stations, and retail stores. The uses permitted within the RG zone conform to the uses permitted by Policy 2 of Section 3.7.5 of the Official Plan. Rezoning the Subject Property to the RG zone will permit new commercial and light industrial uses on the property. The proposed Zoning By-law Amendment will implement Policy 2 of Section 3.7.5 of the OP.

Policy 3 in Section 3.7.5 of the OP states:

*“Development will be subject to Site Plan Control and particular attention will be given to the physical design of the building and site including signage, buffering, landscaping and fencing. In particular, the City shall require that suitable screening and landscaping is provided for any new external storage areas for goods, material and equipment that abut a highway or arterial road.*

*All new development must be supportable on individual well and septic systems unless the City agrees to the development of a number of sites on the basis of a small water and wastewater works as described in Section 4.4.2.4”*

The Zoning By-law Amendment application proposes to rezone the Subject Property to Rural General Industrial. No development is proposed on the Subject Property by this Zoning By-law Amendment application.

A Site Plan Control application will be required to develop the Subject Property. For the purposes of this application, the standard performance standards required by the RG zone shall be used as the basis for a future development proposal. Additional plans and studies will be required in support of a future Site Plan Control application. The design of the site, buffering, and landscaping will be addressed through the future Site Plan Control process.

A Servicing Options and Conceptual Stormwater Management Report has been prepared by Novatech, dated October 3, 2018, in support of the Zoning By-law Amendment. The Servicing Options and Conceptual Stormwater Management Report conforms to the relevant policies in Section 4.4.2 of the OP.

A Geotechnical Study and Hydrogeological Report and Terrain Analysis has been prepared by GEMTEC, dated September 19, 2018, in support of the Zoning By-law Amendment. With regard to water quantity the Geotechnical Study and Hydrogeological Report and Terrain Analysis concludes *"the quantity of water from the test well is considered to be sufficient for typical commercial use."* With regard to water quality the Geotechnical Study and Hydrogeological Report and Terrain Analysis concludes:

*"the water quality does not meet the ODWS and maximum treatable limits as outlined in MOECC Procedure D-5-5 for chloride. The use of water treatment systems or use of groundwater for plumbing only, is recommended to address water quality and is not likely to compromise the potential to develop commercial or industrial uses."*

The Geotechnical Study and Hydrogeological Report and Terrain Analysis conforms to the relevant policies in Section 4.4.2 of the OP.

#### 4.0 CONCLUSION

This Planning Rationale has been prepared in support of a Zoning By-law Amendment application to facilitate the future development of 2800 Moodie Drive. The Zoning By-law Amendment proposes to rezone the Subject Property from Rural Heavy Industrial, Subzone 1, Rural Exception 121 (RH1[121r]) to Rural General Industrial (RG) zone.

The proposed Zoning By-law Amendment application is consistent with the policies of the PPS, and the policies of the City of Ottawa's Official Plan. The proposed Zoning By-law Amendment establishes appropriate zoning provisions for the development of the Subject Property, and will permit development that is compatible with surrounding uses.

The proposed Zoning By-law Amendment application is appropriate for the future development of the 2800 Moodie Drive and represent good land use planning.

#### NOVATECH

Prepared by:

  
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Planner

Reviewed by:

  
Adam Thompson, MCIP, RPP  
Senior Project Manager | Planning & Development

**APPENDIX ‘A’**

## BY-LAW 2018-XXX

A by-law of the City of Ottawa to amend By-law Numbered 2008-250 of the City of Ottawa to change the zoning for the property known municipally as 2800 Moodie Drive.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, enacts as follows:

The Zoning By-law Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Attachment No. 1 to this by-law as follows:

1. Area A – rezoned from RH1[121r] to RG [\*\*\*\*r]
2. Amend Section 240 – Rural Exceptions by adding a new exception [xxxxr] with provisions similar in effect to the following:

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
[xxxxr]	RG[xxxxr]		<ul style="list-style-type: none"><li>- animal care establishment</li><li>- animal hospital</li><li>- convenience store</li><li>- drive-through facility</li><li>- dwelling unit</li><li>- kennel</li><li>- restaurant</li></ul>	



ATTACHMENT NO. 1

