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1.0 EXECUTIVE SUMMARY

This report has been prepared in support of a zoning by-law amendment. The subject property is located at 2491 Carp Road in the City of Ottawa. Schedule 'A' of the City of Ottawa Official Plan (Consolidation January 2007) designates the subject property as Carp Corridor Rural Employment Area'. The current zoning of the property is Rural Commercial Zone, Subzone 7 (RC7) in the *City of Ottawa Zoning By-law 2008-250*.

The site is located at the southwest corner of Richardson Side Road and Carp Road and is currently being used for commercial purposes.

Firstly, the amendment to the zoning by-law requests to include the *display and sale of garden sheds and pre-manufactured docks* as a permitted use on the subject site. Secondly, the amendment to the zoning by-law will request Richardson Side Road to be considered the front lot line. Thirdly, the application will amend the Section 55, Table 55(3)(d), and permit an interior side and rear yard setback for display of garden sheds.

This planning rationale will demonstrate that the proposed zoning amendment is consistent with the *Provincial Policy Statement* and conforms with the policies of the *City of Ottawa Official Plan*.

2.0 INTRODUCTION

2.1 PURPOSE

Novatech Engineering Consultants Ltd. (Novatech) has prepared this *Planning Rationale Report* in support of an application for a *Zoning By-law Amendment*. The amendment would permit the continued use of the property for the display and sale of garden sheds and pre-manufactured docks.

This Planning Rationale will demonstrate how the proposed zoning will:

- Be consistent with the policies of the *Provincial Policy Statement*
- Conform to the policies of the *City of Ottawa Official Plan*

3.0 COMMUNITY CONTEXT

3.1 SITE DESCRIPTION

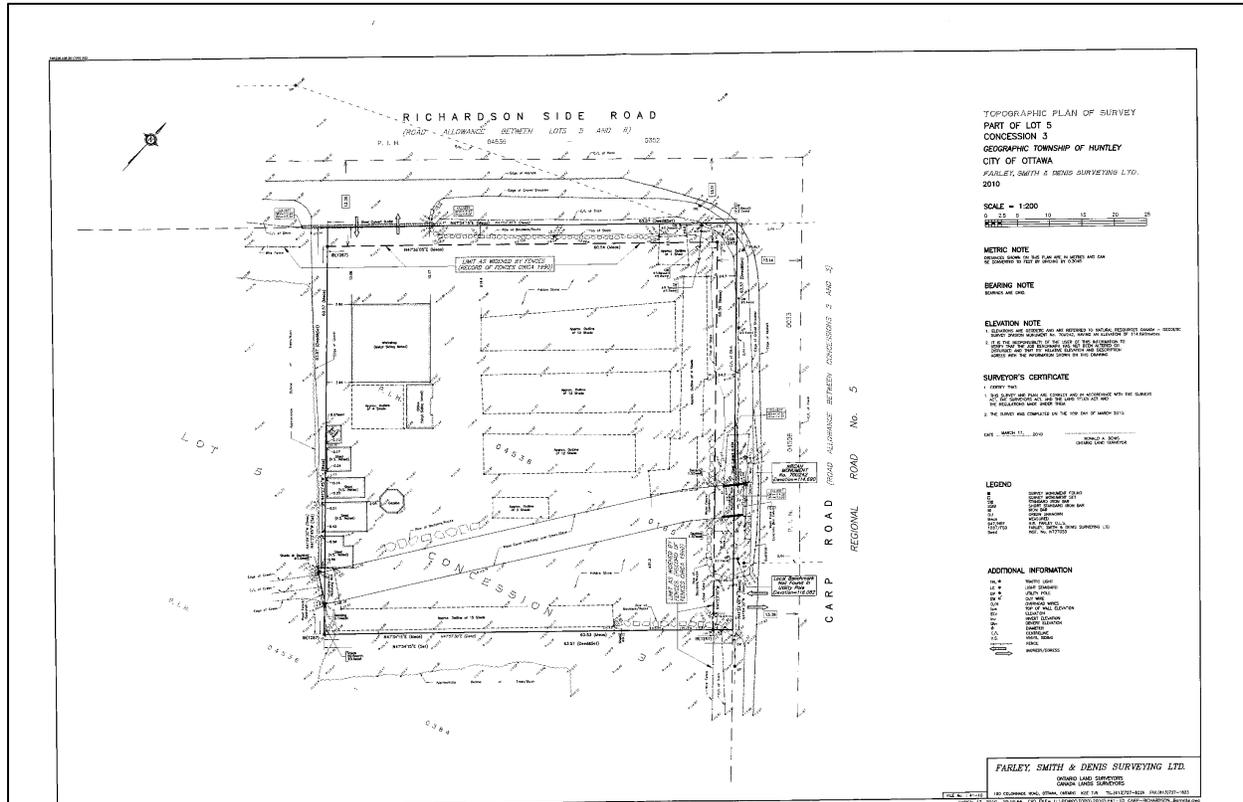
The subject property is located west of Carp Road and south of Richardson Side Road in the former Township of West Carleton, now in the City of Ottawa. The legal description for the subject property subject is Part 5, Concession 3; West Carleton. The property to be rezoned is 0.4ha in area and is currently used for commercial purposes.

Figure 1: Aerial View of Subject Property



There are two existing buildings on the subject site. A building for storage purposes, which is approximately 150m² in size and a 27m² office are both located on the northwest corner of the site.

Figure 2: Existing Conditions Survey



There are many garden sheds displayed on the subject site. There are five garden sheds displayed on the west property line. The three northerly sheds encroach into the required side yard setback. The two sheds further to the south are currently straddling the property line and encroach into the side yard of the neighbouring property to the west. The garden sheds displayed along the south portion of the site are encroaching into the rear yard setback. The relocation of these encroaching garden sheds will be addressed through the Site Plan process.

3.2 SURROUNDING USES

The subject property is located in West Carleton-March ward in the City of Ottawa. The property is located on the west side of Carp Road and south of Richardson Side Road. The properties along this portion of Carp Road consist of rural general industrial uses, rural heavy industrial uses and rural commercial uses.

To the north, south and west of the subject site are undeveloped and vacant lands. The Cheshire Cat Pub is located on the northeast corner of Richardson Side Road and Carp Road. MCON Products Inc, which manufactures, sells and delivers precast concrete products, is located to on the southeast corner of the subject site.

Figure 3: Aerial View of Surrounding Uses



4.0 PLANNING POLICY AND REGULATORY FRAMEWORK

4.1 PROVINCIAL POLICY STATEMENT (2005)

The 2005 Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act* and came into effect on March 1, 2005. Under the authority of Section 3 of the *Planning Act*, all decisions affecting planning matters shall be consistent with this policy statement. The specific policies applicable to this proposal are as follows:

Section 1.3 Employment Areas states the following:

1.3.1 *Planning Authorities shall promote economic development and competitiveness by:*

- a) *providing an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range of choices 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) *planning for, protecting and preserving employment areas for current and future uses; and*
- d) *ensuring the necessary infrastructure is provided to support current and projected needs.*

The subject property is currently used for commercial purposes and is designated *Carp Corridor Rural Employment Area* in the Official Plan. The Carp Corridor has a broad range of employment uses which help meet the long term needs of the surrounding community. The continued use of the property for the display and sale of garden sheds and pre-manufactured docks is consistent with the policies of Section 1.3 of the Provincial Policy Statement.

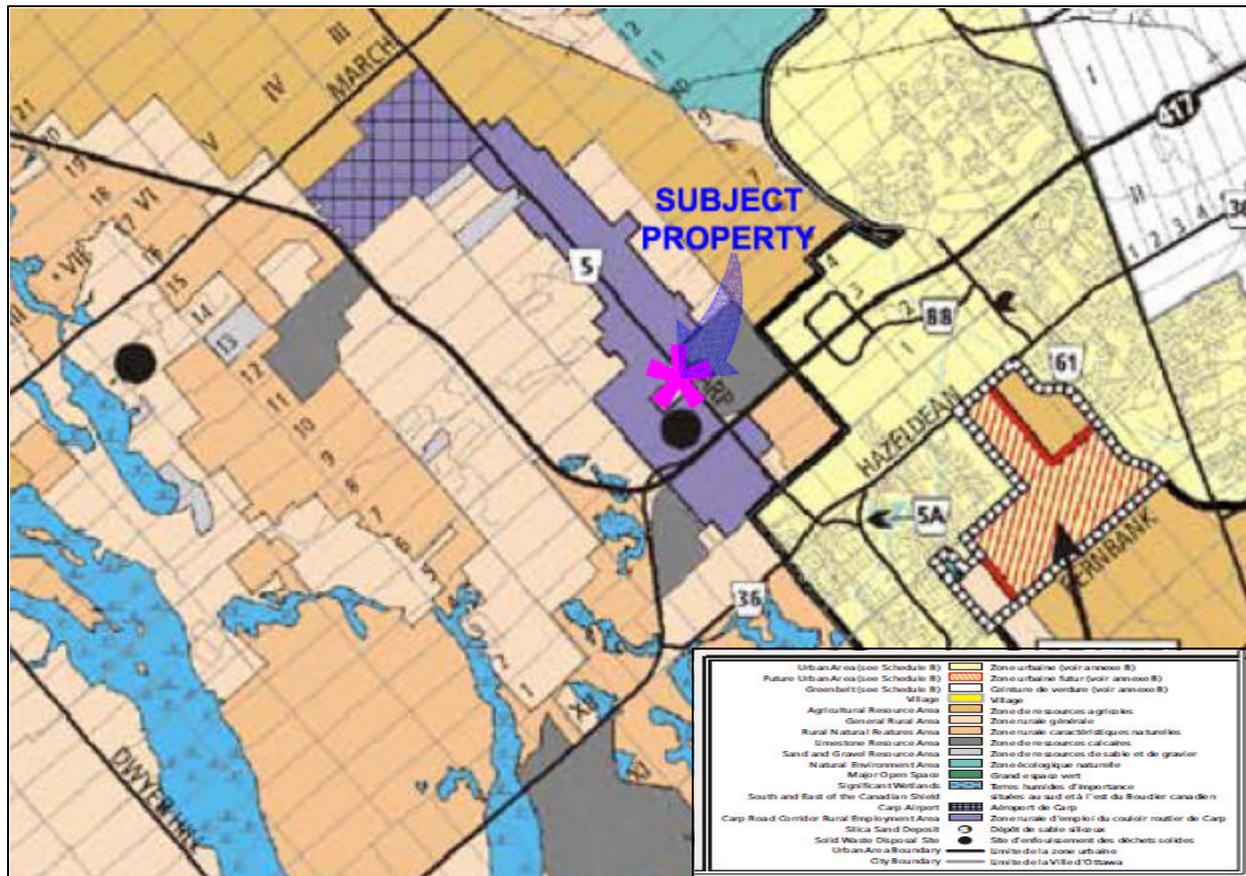
4.2 CITY OF OTTAWA OFFICIAL PLAN

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 purposes of this planning rationale, the consolidated online version of the City of Ottawa 2007 Official Plan (the 'Official Plan') was used for reference.

4.2.1 Carp Corridor Rural Employment Area

The subject site is located within the rural area of the City of Ottawa, as shown on the Rural Policy Plan (Schedule A of the Official Plan). Schedule A shows that the subject site is located in an area designated 'Carp Corridor Rural Employment Area'. Section 3.7.5, Policy 1 states that the "Carp Corridor Rural Employment Area is designated on Schedule A with the intent to reserve the land for rural industrial and commercial uses".

Figure 4: Excerpt from Schedule A, City of Ottawa Official Plan



Section 3.7.5 states the following:

“Due to its strategic location and accessibility (anchored by the Highway 417 interchange in the south and the Carp Airport in the north), the Carp Road Corridor Rural Employment Area offers a unique and diverse range of employment and industrial opportunities”

“The Carp Road Corridor provides opportunities for attracting industries that favour large amounts of land and the openness of a more rural site”.

The subject property is a suitable site for the sale of garden sheds and pre-manufactured docks. This particular commercial use is suited for a rural site and requires a large parcel of land for the display and sale of goods. The proposed amendment is consistent with the policies of Section 3.7.5 of the Official Plan.

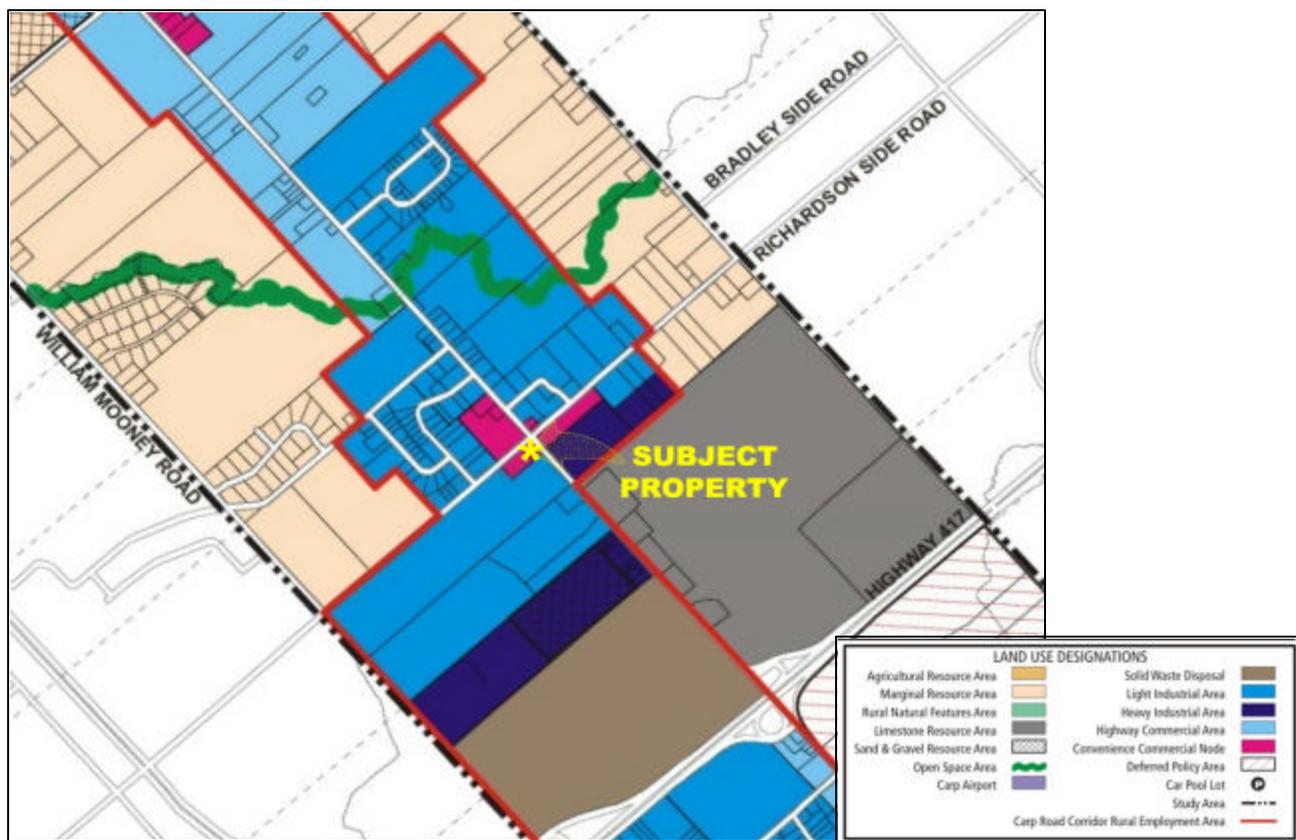
Policy 3 of Section 3.7.5 states the following:

3. The Community Design Plan for the Carp Road Corridor shall provide direction to the zoning by-law for future land uses.

4.3 CARP ROAD CORRIDOR COMMUNITY DESIGN PLAN

In the Carp Road Corridor Community Design Plan, the subject site is designated *Convenience Commercial Node*. “These nodes are best located at major road intersections, which are conveniently located to serve local residents and employees as well as the traveling public. They have the potential to create a sense of place, different from the rest of the corridor if located in places that are special places or landmarks in the community”. The subject site is located at the intersection of Carp Road and Richardson Side Road.

Figure 5: Excerpt from Carp Road Corridor Community Design Plan



Section 2.6 *Convenience Commercial Node*, Policy 1 states that “permitted uses include those that provide services to local residents employees in the corridor as well as servicing the needs of the traveling public. Examples include convenience stores, professional offices, business

offices, gas bars, banks, and restaurants". The existing use on the site is similar to the permitted uses. The proposed amendment is consistent with the policies of Section 2.6 of the Carp Road Community Design Plan.

4.4 CITY OF OTTAWA BY-LAW 2008-250

The subject property is zoned RC7 (Rural Commercial Zone, Subzone 7). The purpose of the Rural Commercial Zone is to "permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Employment Area in the Official Plan". Subzone 7 is titled Carp Road Corridor (Convenience Commercial Node). The following uses are permitted in the RC7 Zone:

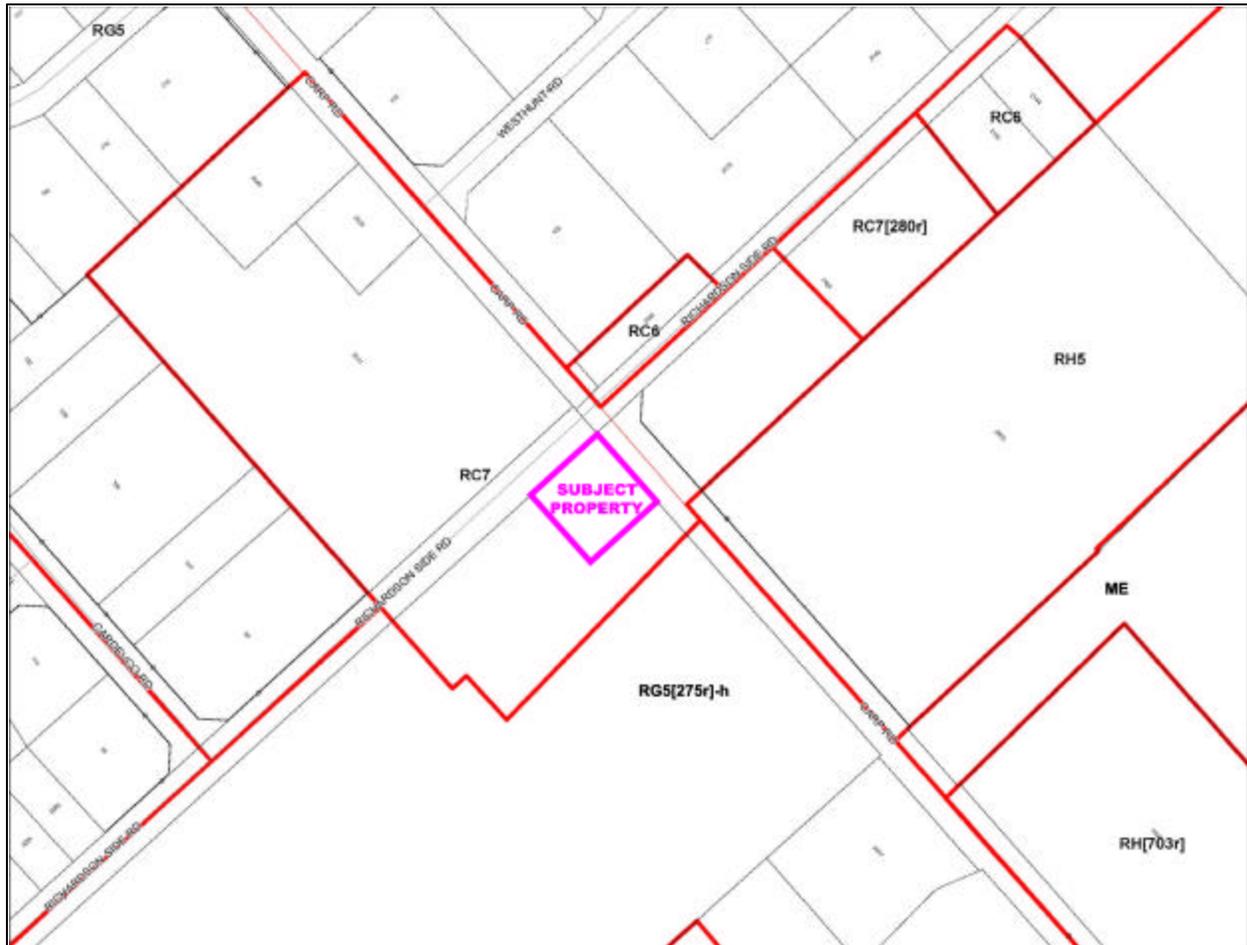
- Amusement centre
- Amusement park
- Animal care establishment
- Animal hospital
- Artist studio
- Automobile rental establishment
- Automobile dealership
- Automobile service station
- Bank
- Bar
- Campground
- Car wash
- Detached dwelling
- Gas bar
- Heavy equipment and vehicle sales, rental and servicing
- Hotel
- Kennel
- Office
- Parking lot
- Restaurant
- Retail store, limited to a convenience store

Conditional Permitted Uses:

Provided that they are in the same building or on the same lot as a permitted use;

- Bank machine
- Convenience store
- Drive-through facility
- Personal service business

Figure 6: Excerpt from City of Ottawa Zoning By-law 2008-250



5.0 PROPOSED ZONING AMENDMENT

There are three requested amendments to the Zoning By-law. The first amendment will permit the continued use of the property for display and sale of garden sheds and pre-manufactured docks. The amendment will include the *display and sale of garden sheds and pre-manufactured docks* as a permitted use in the RC7 Zone.

Secondly, the amendment to the zoning by-law will request *Richardson Side Road to be considered the front lot line*. With Richardson Side Road as the front lot line, the existing location of the two permanent buildings on the property would conform with the provisions of the zoning by-law.

The third amendment would amend Section 55, Table 55(3)(d), and permit an interior side and rear yard setback for display of garden sheds of 1m.

6.0 SUMMARY

This report has been prepared in support of an application for a zoning by-law amendment to include the *display and sale of garden sheds and pre-manufactured docks* as a permitted use on the subject site. Secondly, the site specific amendment to the zoning by-law will request *Richardson Side Road to be considered the front lot line*, and permit an interior side and rear yard setback for display of garden sheds of 1m (Section 55, Table 55(3)(d) of Zoning By-law 2008-250).

The proposed zoning by-law amendment is consistent with the Provincial Policy Statement. The subject property is located within an *Employment Area* and is consistent with the *Employment Area* policies of the Provincial Policy Statement.

The proposed zoning by-law amendment conforms with the policies in the City of Ottawa Official Plan. The subject property is designated as "Carp Road Corridor Rural Employment Area" in the Official Plan. The proposed zoning amendment to include this additional permitted use is consistent with the policies of the Official Plan.