

Ottawa Valley Wild Bird Care Centre

Planning Rationale

8520 McArton Road, Ottawa

November 7, 2021

Submission #3





Contents

Introduction.....	1
Site	1
Overview of the Proposed Project.....	3
Official Plan & Zoning.....	4
Appendix 1.....	7
Appendix 2.....	8

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Introduction

This planning rationale was prepared in support of a Site Plan Control Application for the property located at 8520 McArton Road, Ottawa, ON.

The property is located approximately 40 kilometres southwest of downtown Ottawa, within the City of Ottawa boundaries. The legal description is as follows: PT LT 4 CON 12 GEOGRAPHIC TOWNSHIP OF GOULBOURN, BEING PART 1 ON, PLAN 4R-31570. It is Part 1 of PIN04444-0010 LT.

A Site Plan Application for the proposed project has been submitted and assigned the file number D07-12-19-0145. Appendix 1 shows the proposed site plan.

Site

The subject site is located at 8520 McArton Road, in a rural area and surrounded on three sides by the Manion Corners (Long Swamp) Provincially Significant Wetland (PSW) Complex. The site consists of approximately 17.3 acres of rural land, with a frontage of 191.17 m, irregular shape. This parcel of land was severed from a larger lot (8574 McArton Road) in 2018.

The site consists mainly of a hayfield. An unevaluated wetland is located on the northeastern boundary of the property. Until the parcel was severed, the hayfield was grazed by cattle from a neighbouring farm.

The site does not have access to municipal water and sewer services.

Figure 1 shows the current view of the property from McArton Road, while Figure 2 shows an aerial view of the property parcel.



Figure 1. Property prior to plowing, facing south.

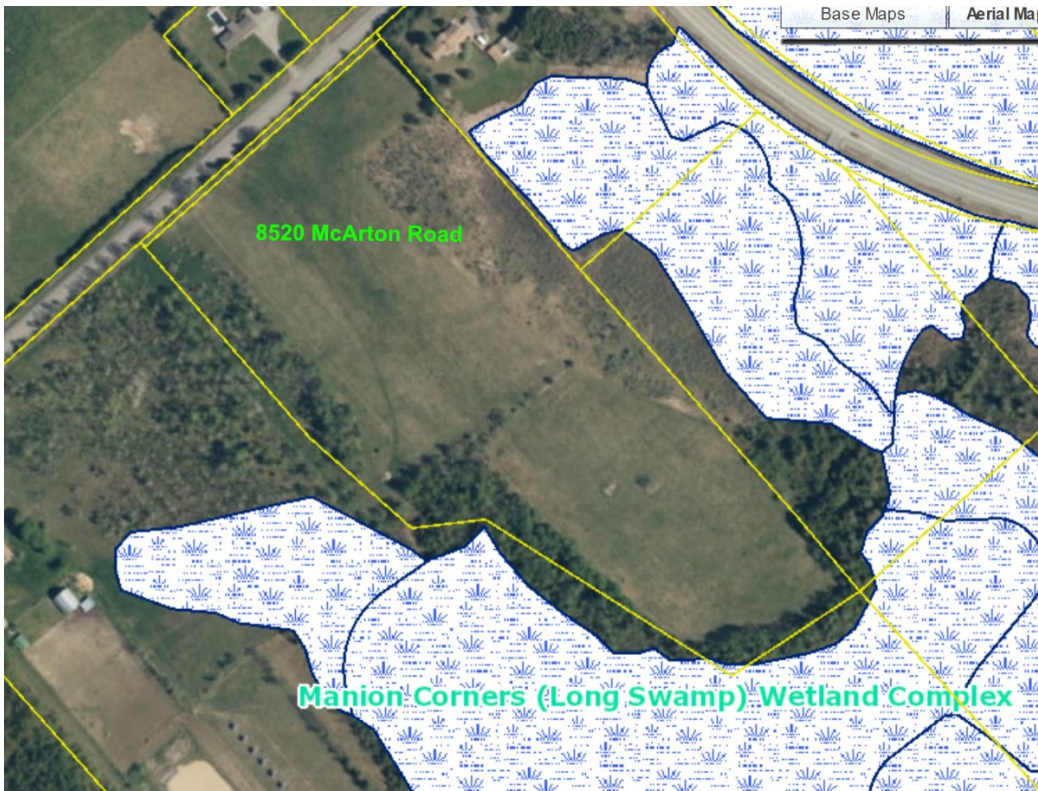


Figure 2. 8520 McArton Road, aerial view, with property lines and adjacent wetlands marked.

Overview of the Proposed Project

The proposed development of this property includes a wild bird hospital/rehabilitation centre, a parking lot, drop-off shelter, and a waterfowl pond. The drop-off shelter will be approximately 7.44 m² and will be used to provide temporary overnight shelter of injured birds that are dropped off by rescuers after normal operating hours. This drop-off shelter is considered to be an accessory building to the principal use of the property, as defined in Section 54 of the City of Ottawa Part 1 – Administration, Interpretation and Definitions.

The main building will be approximately 623.25 m², with partially covered, hard-surface outdoor aviaries located along the south-west and south sections of the building. Figure 3 shows the artistic rendering of the front of the building.

For planning purposes, the proposed Wild Bird Care Centre is considered to fall under the use of 'animal hospital' as defined in the City of Ottawa's Official Zoning Bylaw (Ottawa Letter 19 July 2018, Appendix 2). A 25-space parking lot is planned to the north east of the main building. A well is planned to the northwest of the building, and a septic tank and leaching bed is planned to the southeast of the building. A waterfowl pond is planned to the west of the building. A fire suppression water tank is planned to the northwest of the building.



Figure 3. Proposed Wild Bird Care Centre, front view.

As an archeological study required by the Ministry of Culture necessitated the plowing of the grassy areas of the property to conduct a pedestrian survey, much of the existing hayfield,



cultural meadow was unavoidably destroyed. To mitigate habitat loss due to this fieldwork, the field will be allowed to regenerate from the roots of existing vegetation, and overseeded in bare areas with a hayfield mix with a majority of Timothy (*Phleum pratense*) and Perennial Ryegrass (*Lolium perenne*), suitable for grassland birds.

As per recommendations in the Environmental Impact Statement (EIS), landscaping near the main building and front of the property shall include various native wildflower species including Milkweeds (*Asclepias* sp.) which will provide improved habitat for Monarch nectaring and breeding. The variety of native wildflowers will also provide a nectar source for hummingbirds, and seeds for other birds. Landscaping will include the addition of native trees and shrubs.

The impact on the adjacent PSW and groundwater was assessed. Environment Canada (2004) has established that a 30 m setback from a PSW is acceptable to mitigate the construction impacts of development.

The proposed development is compliant with the required setback, as all the buildings (main centre, parking lot, etc.) are to be placed well outside the 30 m setback from the PSW (shown on the proposed site plan, Appendix 1). Additionally, all proposed development has been placed outside of the 25 m setback from the unevaluated wetland boundary.

The septic bed, to be placed east of the proposed main building, is at least 35 m away from the PSW in all directions. Mitigation measures will ensure there will not be any chemical or sediment effluent entering the wetland. Parking lot runoff will be filtered to remove sediments and chemicals prior to discharge. The grading plan will also assist in mitigating any potential impacts on the PSW and groundwater.

Official Plan & Zoning

The property is designated General Rural on Ottawa's Official Plan (Figure 4).

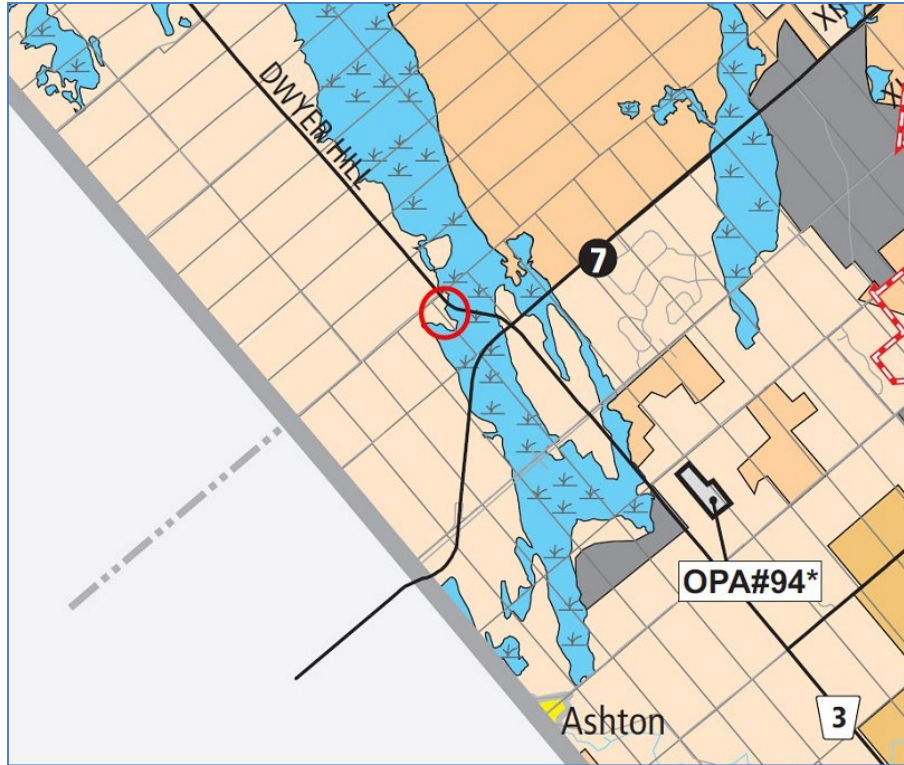


Figure 4. City of Ottawa Official Plan, Schedule A, Rural Policy Plan. Property boundary is within the red circle. Light orange represents General Rural designation, blue marks Significant Wetland.

The General Rural Area allows for a variety of development, including non-residential uses. The nature of the operation and land requirements of the Wild Bird Care Centre is most appropriate in a rural, rather than a Village or urban area.

The subject site is located within the zone **Rural Countryside Zone (RU)**, found in Area D as shown on Schedule 1 of Zoning By-law 2008-250.

- (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.

As per Section 227 (d) of the Zoning By-Law, an animal hospital is permitted in the RU Zone.

The Ottawa Valley Wild Bird Care Centre is considered to fall under the use of ‘animal hospital’ as defined in the City of Ottawa’s Zoning By-law 2008-250, as appealed and amended (Ottawa Letter 19 July 2018), Appendix 2. As such, the proposed wild bird hospital/rehabilitation centre is permitted within the designated RU zone, found in Area D as



shown on Schedule 1 of Zoning By-law 2008-250. Therefore, no zoning amendments are required.

In the provisions as outlined in Table 101 of Section 101 of the Zoning By-Law, the minimum parking space requirements for an animal hospital at this location are calculated at a ratio of 4 per 100 metres squared of gross floor area. The gross floor area of the main building is approximately 623 metres squared; therefore, 25 parking spaces are required. As shown on the site plan (Appendix 1), the number of parking spaces for the proposed project comply with the provisions as specified in Table 101 of Section 101 of the Zoning By-Law.

Zoning Information			
PIN 044440010, CON 12 PT LOT 4 GOULBOURN			
RU			
Principal Use	Agricultural use, other uses	Proposed Wild Bird Animal Hospital	In Compliance
Minimum lot width	60 m (50 m)	191.22 m	✓
Minimum lot area	2 ha (0.8 ha)	6.994 ha	✓
Maximum building height	12 m	6.15 – 7 m	✓
Minimum front yard setback	10 m (zoning by-law)	37.3 m	✓
Minimum corner yard setback	N/A	N/A	N/A
Minimum rear yard setback	5 m	103.15 m & 70 m	✓
Maximum lot coverage (%)	20%	0.89%	✓
Parking Rate (Area D on Schedule 1A)			
Motor Vehicle	4 per 100 m ² of GFA	25	✓
Accessory Structure			
Minimum Front Yard Setback	Same as for principle building, 10 m	-m	✓
Minimum corner yard setback	N/A	N/A	N/A
Minimum rear yard setback	1 m	-m	✓
Minimum interior side yard setback	5 m	-m	✓
Maximum building height	12 m	-m	✓
Minimum distance from any other building	1.2 m	-m	✓
Maximum permitted size	Aggregate of all accessory buildings not to exceed 5% of the total lot area or 150 m ² whichever is the greater.	-m	✓
Maximum number of accessory buildings permitted on a lot	No restrictions	1	✓

Appendix 1

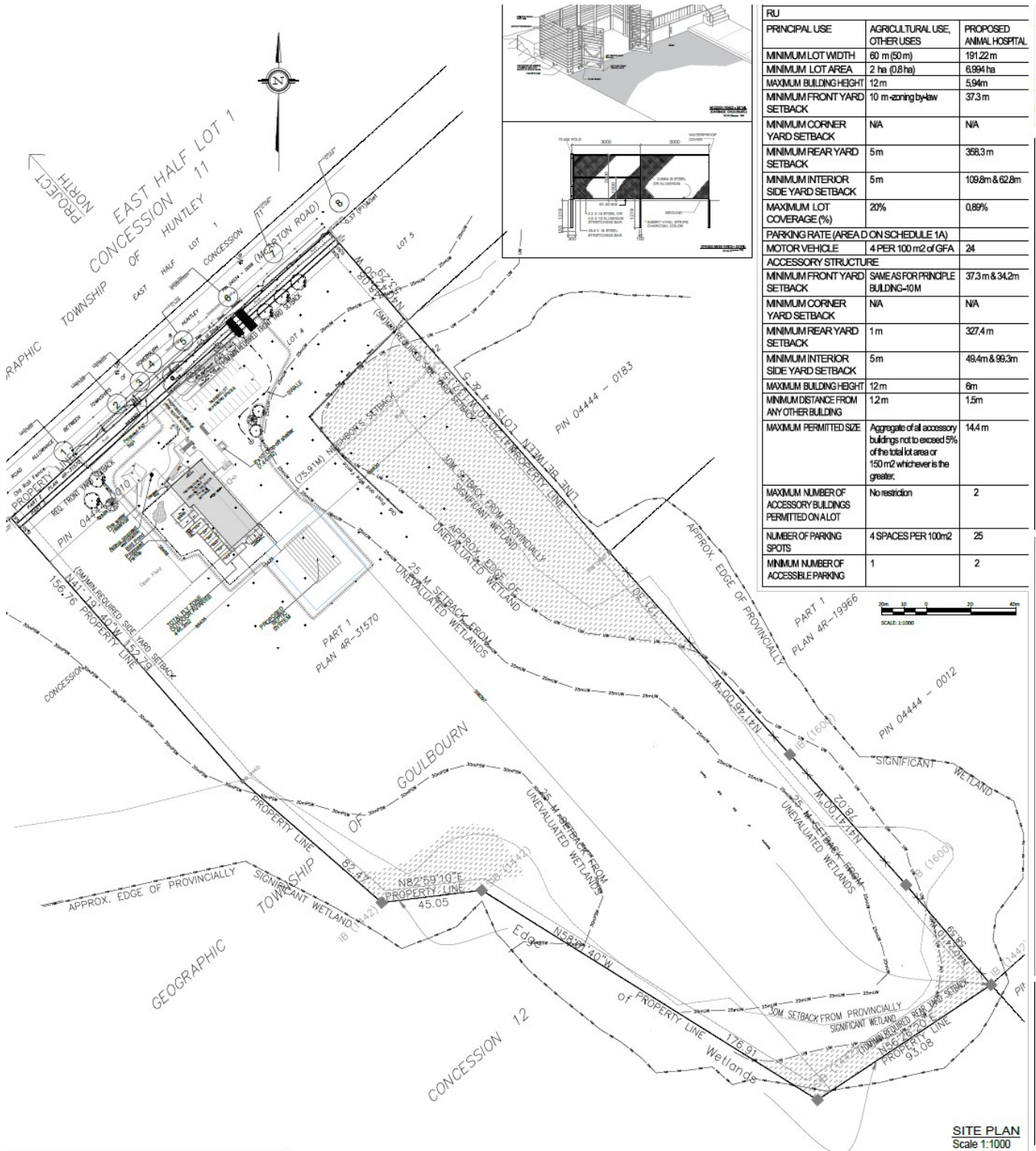


Figure 4. Proposed Site Plan.



Appendix 2



19 July 2018

Juliette Marczuk
Ottawa Valley Wild Bird Care Centre
734 Moodie Drive
Ottawa, ON K2H 7T9

Dear Ms. Marczuk:

Re: 8574 McArton Road

Further to our meeting on July 17, 2018, the wild bird care centre is considered to fall under the use of *animal hospital* as defined in the City of Ottawa's Zoning By-law 2008-250, as appealed and amended.

We wish to advise that this property is within a zone designated as *Rural Countryside (RU)*. As such, an animal hospital is permitted at 8574 McArton Road, found within Area D as shown on Schedule 1 of Zoning By-law 2008-250.

It should be noted that having the use permitted under the Zoning By-laws does not supersede any other required approvals or regulations.

As per the provisions found in Table 101 of Section 101 of the Zoning By-Law, the minimum parking space requirements for an animal hospital at this location are calculated at a ratio of 4 per 100 metres squared of gross floor area.

We trust this information is of assistance to you and wish to emphasize that our response was formulated based on the information you provided to us. Should circumstances change, or you require further information, please contact the undersigned at (613)580-2424, ext. 27184

Yours truly,

A handwritten signature in black ink that reads "J Kluge".

Jenny Kluge
Planner

Animal hospital means a facility:

- a. operated by one or more licensed veterinarians and associated staff;
- b. providing medical, surgical, grooming or similar services solely for household pets, but may include livestock where this use is permitted in a rural or industrial zone; and
- c. providing shelter in conjunction with the hospital only during the period of recovery. (hôpital vétérinaire)

Ottawa Letter, 2018, permitting the wild bird care centre use of the property. At the time the letter was written, the parcel was not yet severed from 8574 McArton Road. It is understood the letter was referring to the parcel being severed, which is now 8520 McArton Road.