

5. ZONING – 3450 FRANK KENNY ROAD
ZONAGE – CHEMIN 3450 FRANK KENNY

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3450 Frank Kenny Road to permit office, light and heavy industrial uses as shown in Document 1 and detailed in Document 2 as amended.
2. Approve that there be no further notice pursuant to Section 34 (17) of the *Planning Act.*

RECOMMANDATIONS MODIFIÉES DU COMITÉ

Que le Conseil :

1. approuve une modification au Règlement de zonage n° 2008-250 afin de faire passer la désignation de zonage de la propriété située au 3450, chemin Frank Kenny en vue de permettre des utilisations de bureau ainsi que d'industrie légère et lourde, comme il est indiqué dans le document 1 et expliqué en détail dans le document 2, tel que modifié.
2. approuve qu'il n'y ait aucun autre avis en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire.*

DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 31 May 2012 (ACS2012-PAI-PGM-0115).
2. Extract of Draft Minutes, Agriculture and Rural Affairs Committee meeting of 31 May 2012.

Report to/Rapport au :

Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales

and Council / et au Conseil

May 31, 2012
31 mai 2012

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municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

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Cumberland (19)

Ref N°: ACS2012-PAI-PGM-0115

SUBJECT: ZONING – 3450 FRANK KENNY ROAD

OBJET : ZONAGE – CHEMIN 3450 FRANK KENNY

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 3450 Frank Kenny Road from RH[35r] to RH[35r]-h to permit office, light and heavy industrial uses and to add a holding symbol as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant à faire passer la désignation de zonage de la propriété située au 3450, chemin Frank Kenny de RH[35r] à RH[35r]-h pour permettre un bureau, l'utilisation d'industrie légère et lourde ainsi que d'ajouter un symbole d'aménagement différé, comme l'illustre le document 1 et le précise le document 2.

BACKGROUND

The subject property is located along the west side of Frank Kenny Road, north of Colonial Road, just east of the Village of Navan. In 1988, the site was rezoned to a rural industrial zone to permit a school bus storage and repair facility. The school bus facility, known as M.L. Bradely Bus Lines has been in operation on the site since 1991. The southern half of the site contains a vacant detached dwelling with the remainder being leased as farmland. The surrounding lands to the south, east and west contain agricultural uses.

Purpose of Zoning Amendment

An application to amend the current zoning of the property was submitted to modify the list of permitted uses on the property. The intent is to permit Hydro One Networks Inc. to lease the southern half of the property for an operations service centre. The service centre will construct and maintain the distribution line network in the Orleans and surrounding area. An application for Site Plan Control approval (Revision) was submitted concurrently and is under review.

Existing Zoning

The property is currently zoned Rural Heavy Industrial with a special exception RH[35r]. The exception permits an accessory dwelling unit and retail store limited to a butcher shop. All other uses in the RH zone are prohibited except for heavy equipment and vehicle sales, rental and servicing limited to a farm machinery welding and repair; a number of heavy industrial uses and storage yard limited to school bus storage and repair.

The purpose of the RH zone is to permit heavy industrial development in rural areas mainly designated as General Rural Area, Village, and Carp Road Corridor Employment Area, to accommodate a range of industrial and commercial uses that are environmentally sensitive and compatible with surrounding uses.

Proposed Zoning

The proposed Zoning By-law amendment would modify the existing special exception to permit office, storage, industrial and warehouse uses. In addition, a reduction in the minimum required front setback from 15 metres to 10 metres has been requested.

DISCUSSION

The current proposal would expand upon the uses currently permitted on the site in order for the south half of the site to be developed as a service centre for Hydro One Networks Inc. An interim service centre is proposed at this time, consisting of a storage yard, a general storage building and an office building.

The general storage building will be used to store equipment. The interim period is expected to be two to three years in length. The ultimate design of the facility was submitted in support of the Zoning amendment and will require Site Plan approval for the ultimate development at a later date.

Provincial Policy Statement

Staff recognizes that the southern half of the site is part of a prime agricultural area and is intended to be protected under Section 2.3 of the Provincial Policy Statement. We acknowledge that the current zoning of the site, however, was previously determined to be industrial and a portion of the site has been developed with an industrial use. In light of the current zoning, staff looked to other sections of the policy statement for consideration and determined the proposed development can be supported in terms of utilizing an existing industrial site and minimizing unnecessary land consumption elsewhere, as well as in locating a public service facility to provide efficient delivery of emergency management services. Frank Kenny Road serves as a truck route into and out of Ottawa. Service vehicles will service customers in the Orleans area by heading north on Frank Kenny Road and east onto Innes Road.

Official Plan

The Official Plan designates the property and the surrounding lands as Agricultural Resource Area. Policies in this designation protect major areas of agriculture and other lands suitable for agriculture from loss to other uses, as well as ensures that uses which would result in conflicts with agricultural operations, are not established in productive farming areas.

Details of Proposed Zoning

Although the northern half of the subject lands were taken out of agricultural production over 20 years ago, the southern half has remained as farmland despite the zoning of the property for industrial uses. While staff do not typically support development which takes active and productive farmland out of production, the existing RH[35r] zone permits industrial uses, including heavy equipment and vehicle sales, rental and servicing limited to a farm machinery welding and repair. Staff support the proposed Zoning amendment in order to expand slightly upon what is already permitted on the site. While the RH[35r] speak to the school bus storage and repair business, the entire property was rezoned thus allowing industrial uses on the entirety of the property.

Servicing Issues

Rights to drain stormwater runoff through the neighbouring lands are required for the interim development. It was noted in the Servicing Brief that negotiations were undertaken to seek drainage and access rights for a stormwater outlet through the neighbouring property. However, there has not been any further indication as to the

status of any negotiations, agreements, or registration of an easement for drainage and access rights. Until such time as drainage rights are obtained, staff are recommending that a holding provision be placed on the zoning of the property. An application to lift the holding provision would be required once the stormwater issues are resolved.

Concurrent Application

A concurrent application was submitted for Site Plan Control approval (Revision) being D07-12-12-0051. The revised Site Plan proposes to build a smaller (interim) service centre which is expected to be replaced by a permanent facility in two to three years. Site plan approval will once again be required for the ultimate development. The proposed development will be separated from the school bus storage yard.

RURAL IMPLICATIONS

The proposed development will locate on a site previously zoned for industrial uses. There are no potential environmental or traffic related impacts that would alter the character of the area of the site.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The details of the public comment can be seen in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais fully supports the Site Plan and zoning applications for this site located east of the Village of Navan. The proposal to permit Hydro One to use a portion of the site for its Orleans Operations Service Centre will bring much needed jobs to the east-end. The proposal will utilise existing lands currently zoned Rural Heavy Industrial, which allows the grouping of similar uses. The Operations Centre will be an important addition to the east-end to serve the rapidly growing community of Orléans.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The report's recommendations will not have any negative impacts on people with physical disabilities.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement was submitted in support of the application for zoning and site plan control. The study identifies several mitigation measures which will need to be implemented through their site plan control. South Nation Conservation does not object to the proposal, however, as a condition of site plan approval, would like to see a 30 metre setback established from the watercourse along the north property line of the site.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The Zoning By-law amendment will support the goal improving the economic prosperity of the City by providing employment opportunities in the Rural area.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Details of Recommended Zoning
- Document 3 Consultation Details

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

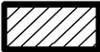
LOCATION MAP

DOCUMENT 1



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

D02-02-12-0026	12-0392
I:\CO\2012\ZONING\FRANKKENNY_3450	
2012 / 03 / 23	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 3450 Frank Kenny Road**

145430166 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Delete exception, [35r], of Section 240-Rural Exceptions and replace with the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
35r	RH[35r]-h	- office related to a utility	- all uses except those existing on June 27, 2012 until such time as the holding symbol is removed - storage yard limited to salvage operation or scrap yard all other uses except for: - light industrial use limited to forestry workshop - warehouse limited to the storage and distribution of goods and equipment related to a utility - heavy industrial use limited to the storage of hydro transformers	- minimum front yard setback: 10 metres - the holding symbol may only be removed when it has been shown to the satisfaction of the General Manager of Planning and Growth Management that drainage and access rights for a stormwater outlet through the neighbouring property have been secured

CONSULTATION DETAILS

DOCUMENT 3

NOTIFICATION AND CONSULTATION PROCESS

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. There were no public meetings held in the community.

SUMMARY OF PUBLIC INPUT

Comment

The proposed location is too close to the residential area of Navan for a heavy industrial application. It will disrupt the flavour of the village and adjacent rural lifestyle. A much more suitable location for this type of use is the Vars Industrial Park, either to the North or South of the 417 at Vars. There is easy access to both Frank Kenny Road and Orleans in general from this Industrial Park.

Response to Comment

The service centre truck route will utilize Frank Kenny and Innes Road to access Orleans and the general area for the construction and maintenance of distribution lines. Frank Kenny Road already serves as a truck route bringing trucks into and out of Ottawa. No cut through truck traffic in the Village of Navan is expected by the proposed service centre.

ZONING – 3450 FRANK KENNY ROAD
ACS2012-PAI-PGM-0115

CUMBERLAND (19)

REPORT RECOMMENDATION:

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Councillor Blais stated that he, the applicant and planning staff had been able to work out a compromise. Accordingly, he would be moving the following motion:

MOTION No. ARA 22/1

Moved by Councillor S. Blais

WHEREAS Planning staff have recommended the imposition of a holding zone until such time as drainage rights are obtained; and

WHEREAS the applicant and the abutting landowner have come to an agreement with regard to drainage and access rights for a stormwater outlet through the applicant's neighbouring property;

THEREFORE BE IT RESOLVED THAT the holding symbol be deleted from the recommendation and that references to the holding provision be deleted in Columns III and V of Document 2 accordingly;

AND THAT there be no further notice pursuant to Section 34 (17) of the Planning Act.

CARRIED

The report recommendations were then put to Committee and CARRIED, as amended by Motion ARA 22/1.

That the Agriculture and Rural Affairs Committee recommend Council:

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3450 Frank Kenny Road to permit office, light and heavy industrial uses as shown in Document 1 and detailed in Document 2 as amended.

2. Approve that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED as amended