

1. ZONING - 1680 VIMONT COURT  
ZONAGE - 1680, COUR VIMONT

### COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1680 Vimont Court, shown in Document 1, from Light Industrial Zone, Subzone 4, height limit 21 metres (IL4 H(21)) to Light Industrial Zone, Subzone 4, height limit 21 metres, Exception xxxx (IL4[xxxx] H (21)) as detailed in Document 2, as amended by the following:

1. That Document 2, being the Details of Recommended Zoning, be amended by adding the following to item 2(b) as a new provision to be included in Column V of the proposed new Exception: “(v) no parking is required for outdoor storage”;
2. And that no further notice be provided pursuant to Section 34(17) of the *Planning Act*.

### RECOMMANDATIONS MODIFIÉE DU COMITÉ

Que le Conseil approuve une modification au Règlement no 2008-250 sur le zonage visant à faire passer la désignation du 1680, cour Vimont, propriété illustrée au document 1, de Zone d'industrie légère, sous-zone 4, hauteur maximale de 21 mètres (IL4 H(21)), à Zone d'industrie légère, sous-zone 4, hauteur maximale de 21 mètres, exception xxxx (IL4[xxxx] H (21)), comme le précise le document 2, tel que modifiée par le texte suivante :

1. Que le document 2, à savoir les Détails du zonage recommandé, soit modifié par l'ajout de la mention suivante au point 2(b), en tant que disposition nouvelle à inclure à la colonne V de la nouvelle exception proposée: « (v) aucun stationnement n'est requis pour l'entreposage extérieur »; et
2. Il est en outre résolu qu'aucun autre avis ne sera donné en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*.

**DOCUMENTATION / DOCUMENTATION**

1. Deputy City Manager's report, Planning and Infrastructure, dated 22 June 2012 (ACS2012-PAI-PGM-0180)  
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 22 juin 2012 (ACS2012-PAI-PGM-0180)
2. Extract of Draft Minute, 9 July 2012.  
Extrait de l'ébauche du procès-verbal, le 9 juillet 2012.

Report to/Rapport au :

Planning Committee  
Comité de l'urbanisme

and Council / et au Conseil

June 22, 2012  
22 juin 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice  
municipale adjointe,  
Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource:

*Don Herweyer, Acting Manager/Gestionnaire intérimaire, Development Review-  
Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning  
and Growth Management/Urbanisme et Gestion de la croissance  
(613) 580-2424, 28311 Don.Herweyer@ottawa.ca*

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Orleans (1)

Ref N°: ACS2012-PAI-PGM-0180

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**SUBJECT: ZONING - 1680 VIMONT COURT**

**OBJET : ZONAGE - 1680, COUR VIMONT**

**REPORT RECOMMENDATION**

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1680 Vimont Court, shown in Document 1, from Light Industrial Zone, Subzone 4, height limit 21 metres (IL4 H(21)) to Light Industrial Zone, Subzone 4, height limit 21 metres, Exception xxxx (IL4[xxxx] H (21)) as detailed in Document 2.

**RECOMMANDATION DU RAPPORT**

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement n° 2008-250 sur le zonage visant à faire passer la désignation du 1680, cour Vimont, propriété illustrée au document 1, de Zone

**d'industrie légère, sous-zone 4, hauteur maximale de 21 mètres (IL4 H(21)), à Zone d'industrie légère, sous-zone 4, hauteur maximale de 21 mètres, exception xxxx (IL4[xxxx] H (21)), comme le précise le document 2.**

## BACKGROUND

This Zoning By-law amendment affects 1680 Vimont Court. The site, which is a through lot, is located in the Taylor Creek Industrial Park, at the southwest corner of Regional Road 174 and Trim Road. The property is located in the approximate centre of the business park, with approximate frontage of 83 metres along Vimont Court and 280 metres along Lacolle Way. The subject land is surrounded primarily by light industrial and office uses. The properties located immediately adjacent to the subject property are occupied by one and two-storey office/light industrial buildings or are undeveloped. The properties located to the south of the subject property, on the south side of Lacolle Way, have been developed with low-rise office/warehouse buildings.

The subject site is irregular in shape and has an approximate area of 3.07 hectares (7.59 acres). The subject site has an existing, one-storey (plus mezzanine) office/warehouse building and associated parking and landscaping. Current tenants include a furniture company (warehouse and office space), a printing company (storage only), and a travel agent (office space). Principal access to the site is via Vimont Court Way whilst two secondary accesses are via Lacolle Way. One of the two accesses will be to the secondary parking/loading areas and proposed outdoor storage area.

### Existing Zoning

1680 Vimont Court is zoned Light Industrial, Subzone 4, with a height limit of 21 metres (IL4 H(21)). This zoning permits a minimum lot size of 2000 square metres and does not have a prescription for a minimum lot width. There is a wide range of permitted uses, ranging from office to warehouse. Outside storage is not permitted.

### Purpose of Zoning Amendment

The purpose of the subject application is to permit an outdoor storage as accessory to and part of a permitted use.

## DISCUSSION

### Official Plan

The Official Plan designates the site as "Employment Area". The "Employment Area" designation promotes commercial and industry uses. Besides serving as centres of employment, these areas also serve a number of other functions important to the local

economy, including supplying products and services to the city's office and commercial sectors.

The policies of the Official Plan support the proposal as it is a sub-use that will enable the supply of products and services vital for the urban growth of the Ottawa region and greater region.

#### Zoning By-law

The Light Industrial Zone, Subzone 4 of the Zoning By-law recognizes that the subject land permits a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the Employment Area designation of the Official Plan. This zone allows buildings to be a maximum height of 21 metres and prohibits uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious. Development standards are provided to ensure compatibility between uses and minimize any negative impact of the uses on adjacent non-industrial areas. The list of permitted uses include an extensive list of light industrial and service commercial uses. Outdoor storage is currently not permitted in tandem with a permitted main use.

The zoning being proposed for 1680 Vimont Court is Light Industrial Zone, Subzone 4, height limit 21 metres, Exception xxxx (IL4 H(21)[xxxx]). With the addition of the exception to the IL4 H(21) zone, an outdoor storage area, accessory to the permitted uses, would be introduced. In order to accommodate the needs of a new tenant (EMCO), Dymon is proposing the construction of a new, fenced outdoor storage area located in the southeast corner of the site. The proposed outdoor storage area will be used to store one of EMCO's products, namely indoor sprinkler pipes, which due to their length cannot be accommodated inside the building. The outdoor storage area is to be restricted to the southeast corner of the property, within a paved triangular area and is proposed to be 1100 square metres in size. In order to minimize the visual intrusion of an outdoor storage area within Taylor Creek Industrial Park, a 1.83-metre high privacy board fence, will perimeter the storage yard. A gate of the same material is proposed in the southwest corner of the triangular storage yard. The outdoor storage area is setback 1.69 to 2.38 metres from the subject property's eastern lot line and a minimum of 3.0 metres from the southern property line, adjacent to Lacolle Way. A row of 17 surface parking spaces is proposed along the western edge of the storage area.

In order to ensure that the intent of the zoning and Taylor Creek Industrial Park. Design Guidelines are respected, a site plan control process has been triggered to review the location, materials (fencing details), and setbacks being proposed for the outdoor storage area. The site plan control process, which is being processed concurrently with this zoning amendment, will regulate development in a manner compatible with the existing land use patterns and aesthetics. The site plan process will ensure that appropriate screening and landscaping of the proposed outdoor storage occurs in order to minimize impact on abutting properties and to maintain the image of Taylor Creek

Industrial Park. The outdoor storage yard does not trigger any level of noise assessment under the provincial regulations.

The proposed Zoning By-law amendment to permit outdoor storage area, accessory to a permitted use, is considered appropriate in this case.

### RURAL IMPLICATIONS

There are no rural implications associated with this report.

### CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. No comments were received.

### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation.

### LEGAL IMPLICATIONS

There are no legal implications associated with this report.

### RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

### FINANCIAL IMPLICATIONS

There are no direct financial implications.

### ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

### TECHNOLOGY IMPLICATIONS

There are no technology implications of this report.

**TERM OF COUNCIL PRIORITIES**

By approving the recommendation in this report, Council supports the economic growth of the local economy and the 2010-2014 Term of Council priorities.

**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

**DISPOSITION**

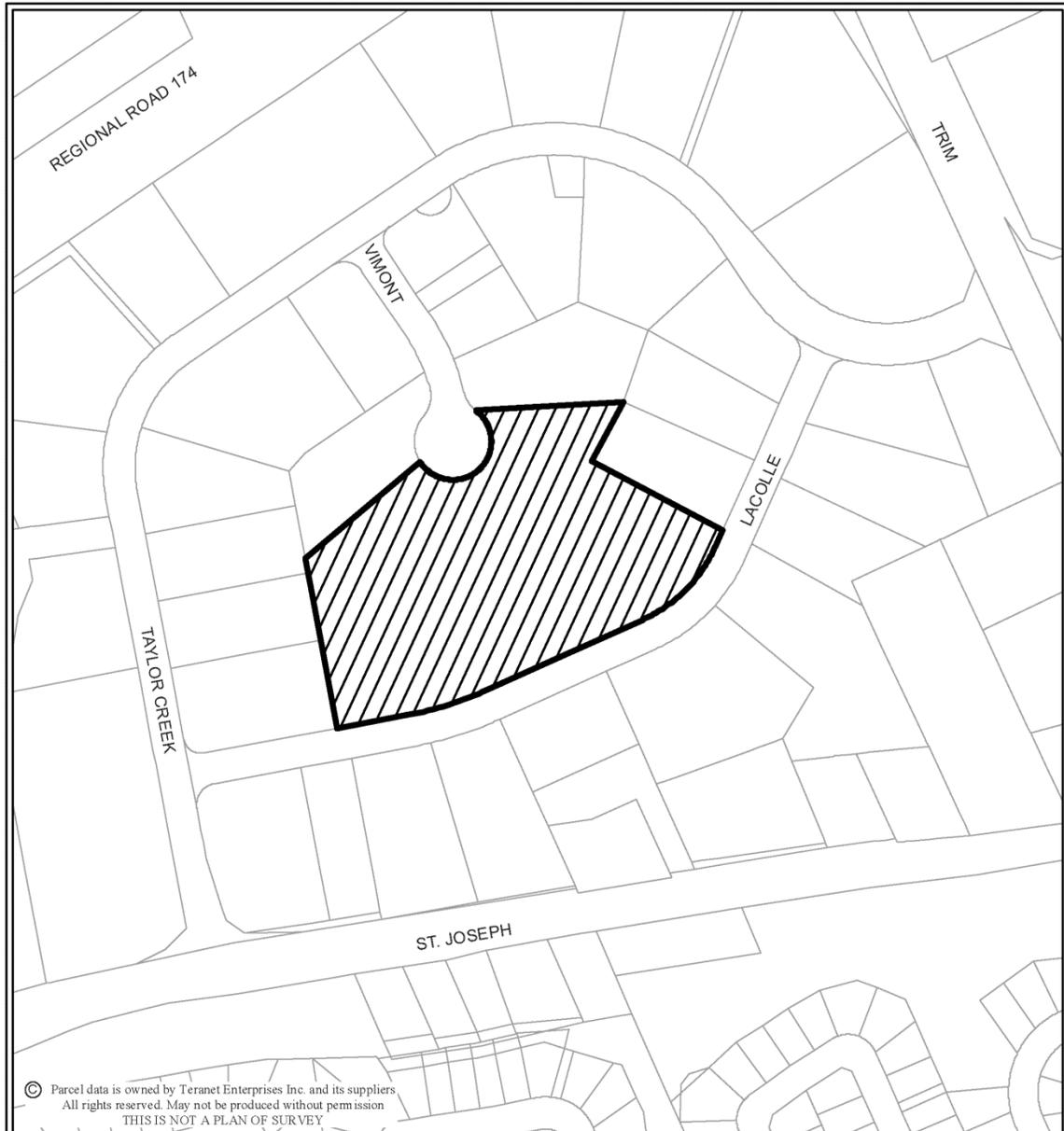
City Clerk's Branch, Council and Committee Services to notify the owner, Vimont Court Limited, c/o Stephen Creighton, 1830 Walkley Road, Unit 2, Ottawa, ON K1H 8K3, applicant, Fotenn Consultants Inc., c/o Julia Cararra, 223 McLeod Street, Ottawa, ON, K2P 0Z8, OttawaScene.com, 174 Colonnade Road, Unit #33, Ottawa, ON K2E 7J5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing By-law, forward to Corporate Development & Environmental Law Branch and undertake the statutory notification.

Corporate Development & Environmental Law Branch to forward the implementing by-law to City Council.

**LOCATION MAP**

DOCUMENT 1



© Parcel data is owned by Teranet Enterprises Inc. and its suppliers  
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 THIS IS NOT A PLAN OF SURVEY

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

D02-02-12-0046	12-0693-X
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2012 / 05 / 18	
REVISION DATE	DE RÉVISION

 Location Map / Plan de révision  
 Zoning Key Plan / Schéma de zonage  
 1680 Vimont Court

145080137 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**DETAILS OF RECOMMENDED ZONING**

**REVISED DOCUMENT 2**

Proposed Changes to Comprehensive Zoning By-law

1. Rezone the lands shown in Document 1 from IL4 H(21) to IL4[XXXX] H(21)
2. Add a new exception to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column II the text “IL4[XXXX] H(21)”; and,
  - b) In Column V the text:

“- Notwithstanding s.203(5), outdoor storage is permitted subject to the following:

    - (i) No item stored within an area used for outdoor storage may exceed a height limit of 1.82 metres;
    - (ii) An area used for outdoor storage must be screened from view from an abutting lot and public street by an opaque screen with a minimum height of 1.83 metres;
    - (iii) All areas used for outdoor storage must not exceed 1,100 square metres;
    - (iv) All areas used for outdoor storage must be setback a minimum of:
      - a. 1.6 metres from the eastern property line;
      - b. 200 metres from the western property line; and,
      - c. 3 metres from the southern property line”
    - (v) **No parking is required for outdoor storage.**

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ZONAGE - 1680, COUR VIMONT  
ACS2012-PAI-PGM-0180

ORLÉANS (1)

**REPORT RECOMMENDATION:**

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Planning and Growth Management staff requested that Committee approve an amendment to add a new provision in the Exception Zone as noted below.

**MOTION N<sup>o</sup> PLC 38/1**

Moved by Councillor J. Harder:

**Be it Resolved That Document 2 of Report ACS2012-PAI-PGM-0180, being the Details of Recommended Zoning, be amended by adding the following to item 2(b) as a new provision to be included in Column V of the proposed new Exception:**

**“(v) no parking is required for outdoor storage”**

**And Be it Further Resolved That no further notice be provided pursuant to Section 34(17) of the *Planning Act*.**

CARRIED

The report recommendations, as amended by Motion N<sup>o</sup> PLC 38/1, were then put to Committee and were CARRIED.

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1680 Vimont Court, shown in Document 1, from Light Industrial Zone, Subzone 4, height limit 21 metres (IL4 H(21)) to Light Industrial Zone, Subzone 4, height limit 21

metres, Exception xxxx (IL4[xxxx] H (21)) as detailed in Document 2, as amended by the following:

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

CARRIED AS AMENDED

Ms. Julie Carrara, FoTenn Consultants Inc., was present in support of the report recommendation, but did not speak.