

**2. ZONING – PART OF 175-425 MARCH VALLEY ROAD AND
940 KLONDIKE ROAD**

**ZONAGE – PARTIE DU 175 ET DU 425, CHEMIN MARCH VALLEY
ET 940, CHEMIN KLONDIKE**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 175 and 425 March Valley Road, 940 Klondike Road and part of Lots 9 and 10, Concession 4, Geographic Township of March, described as Parts 7, 10, 14 and 16 on Plan 4R-16049 to permit the three-year extension for a golf course, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage n° 2008-250 visant à changer le zonage d'une partie du 175 et du 425, chemin March Valley, du 940, chemin Klondike et d'une partie des lots 9 et 10, concession 4, dans le canton géographique de March, décrits comme les parties 7, 10, 14 et 16 du Plan 4R-16049 afin de permettre le prolongement de trois ans pour un terrain de golf, comme le montre le document 1 et l'explique le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 20 August 2012 (ACS2012-PAI-PGM-0075).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 20 août 2012 (ACS2012-PAI-PGM-0075).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

August 20, 2012
20 août 2012

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

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Kanata North/Kanata-Nord (4)

Ref N°: ACS2012-PAI-PGM-0075

SUBJECT: ZONING – PART OF 175-425 MARCH VALLEY ROAD AND 940
KLONDIKE ROAD (D02-02-11-0122)

OBJET : ZONAGE – PARTIE DU 175 ET DU 425, CHEMIN MARCH VALLEY ET
940, CHEMIN KLONDIKE (D02-02-11-0122)

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 175 and 425 March Valley Road, 940 Klondike Road and part of Lots 9 and 10, Concession 4, Geographic Township of March, described as Parts 7, 10, 14 and 16 on Plan 4R-16049 to permit the three-year extension for a golf course, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage n° 2008-250 visant à changer le zonage d'une partie du 175 et du 425, chemin March Valley, du 940, chemin Klondike et d'une partie des lots 9 et 10, concession 4, dans le canton géographique de March, décrits comme les parties 7, 10, 14 et 16 du Plan 4R-16049 afin de

permettre le prolongement de trois ans pour un terrain de golf, comme le montre le document 1 et l'explique le document 2.

BACKGROUND

The subject site known as 175 and 425 March Valley Road and 940 Klondike Road in Kanata North is currently occupied by the Marchwood executive par-3 golf course, part of The Marshes 18-hole golf course, and vacant land. The site is located east of Terry Fox Drive, north of Herzberg Road and south of Klondike Road, in the northeast sector of the Kanata North Business Park. The surrounding area features the Marshes Golf Course and Marshes Driving Range to the south and west, the DND Connaught Rifle Range to the east, and vacant urban land to the immediate north, as referenced in Document 1.

On February 23, 2005 and again on October 22, 2008, temporary Zoning By-laws for a portion of the site were adopted on each occasion to permit a golf course for a three-year period. The Marchwood par-3 golf course is proposed to be an interim use until such time as the owner, Kanata Research Park Corporation, requires the land for light industrial-related uses.

Purpose of Zoning Amendment

The purpose of the requested By-law Amendment is to revise the current zoning of the subject site to extend the temporary use of a par-3 golf course for an additional three-year period, and to correct some inadvertent errors to the zone map regarding areas that permit the use of a golf course as of right and a temporary golf course use.

Existing Zoning

The subject site is zoned "Business Park Industrial Zone, Subzone 8 (IP8 H(15))" which permits mixed office uses, light industrial uses and a variety of complementary uses in a business park setting. The site is also subject to exception [172] which permits the temporary use of a golf course, and exception [1707] which prohibits the use of a golf course as of right.

Proposed Zoning

The proposed zoning amendment changes the zoning to remove the use of a golf course as of right yet allows the use of a temporary golf course. The other permitted uses are not affected. The text of urban exceptions [172] and [1707] is also proposed to be amended. Details of these changes are noted below, while the mapping corrections are shown in Document 2. There are no proposed physical changes to the site.

DISCUSSION

Official Plan

The entire subject site is designated as "Enterprise Area" in the Official Plan. The intent of this designation is to ensure that lands are used primarily for employment activity, but may also accommodate medium and high density housing. Ancillary uses to serve employees of the area as well as the general public, such as recreational and fitness uses are also encouraged.

The temporary use of a golf course has minimal impact on the land, and the future development of the land for the primary uses such as employment or housing can occur relatively easily.

Staff is satisfied that the subject site is suitable for the temporary continuation of an executive golf course and such use is in keeping with the policies of the Official Plan; the temporary nature of the use will not sterilize the land nor will the use itself create undo hardships to the development of these lands in the future should the market demand additional employment or housing lands in this area.

Details of Proposed Zoning

The proposed zoning, as stated above, is to permit the continuation of a par-3 golf course, to present some minor zoning and mapping adjustments and to add further details to urban exceptions [172] and [1707], as detailed in Documents 1 and 2.

Business Park Industrial Zone, subzone 8 (IP8) currently permits a permanent golf course as of right in addition to a wide range of light industrial and office uses.

Exception [172] currently permits a temporary golf course for a three-year period. The proposed details of exception [172] continue to permit a temporary golf course for a three-year period ending on April 25, 2015 but now, to correct an inadvertent error from the previous amendments, exclude a golf course as of right.

Exception [1707] currently addresses the associated holding zone, the condition for which requires public consultation during the site plan control application process for the first proposal for the lands. The proposed details of exception [1707] add a further restriction to prohibit the use of a golf course.

As the by-law currently stands, for sites zoned IP8 [172], once the three-year period expires for the temporary golf course, the use of a golf course as of right is permitted – thus essentially eliminating the requirement to extend the exception [172]. This error was created inadvertently during the previous zoning amendments. The proposed zoning details for exception [172] will now prohibit the use of a golf course as of right, while at the same time permitting a temporary golf course for an additional three-year period. With the revision to exception [172], once the temporary golf course time frame expires, a golf course will no longer be permitted.

Several rezonings and map revisions have been required in order to clarify where a golf course as of right and a temporary golf course are permitted. The details are outlined below and can be seen in Document 1.

Areas A and B will be rezoned to prohibit the use of a golf course while maintaining all of the previous uses and height limit. Both areas are currently vacant.

Area C will be affected through the addition to exception [172] to specifically prohibit a golf course use as of right while also extending the use of a temporary golf course for an additional three years. Area C is currently used as, and will continue to be used as the Marchwood Executive Par-3 Golf Course for an additional three years.

Area D will be affected by the removal of exception [172] which currently permits the temporary use of a golf course. However, it will continue to permit the development of the land for light industrial/office uses as per the IP8 parent zone – including a golf course use as of right. Area D is currently occupied by The Marshes 18-hole golf course.

Area E will be rezoned to add exception [172] to continue to permit the development of the land for light industrial/office uses, including a three-year temporary golf course, but will prohibit a golf course use as of right. This area is also currently occupied by the Marchwood Executive Par-3 Golf Course.

Area F will be rezoned to add exception [1707] to continue to permit the development of the land for light industrial/office; however, it will prohibit the use of a golf course as of right. The temporary use of a golf course does not apply to this exception. This area is currently vacant.

Conclusion

The proposed temporary use conforms to the general intent of the Official Plan and accordingly, the Department recommends approval of the proposed Zoning By-law amendment.

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. The City did not receive any comments of concern regarding this application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Marianne Wilkinson is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility issues associated with this zoning application.

ENVIRONMENTAL IMPLICATIONS

There are no environmental issues associated with this zoning application.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

The proposed development aligns with the City Strategic Plan to make sustainable choices.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to prolonged discussions with the proponent to ensure the very specific revisions to the location map and associated changes to the zoning were exact.

SUPPORTING DOCUMENTATION

Document 1 Location Map of Area to be Rezoned
Document 2 Details of Recommended Zoning

DISPOSITION

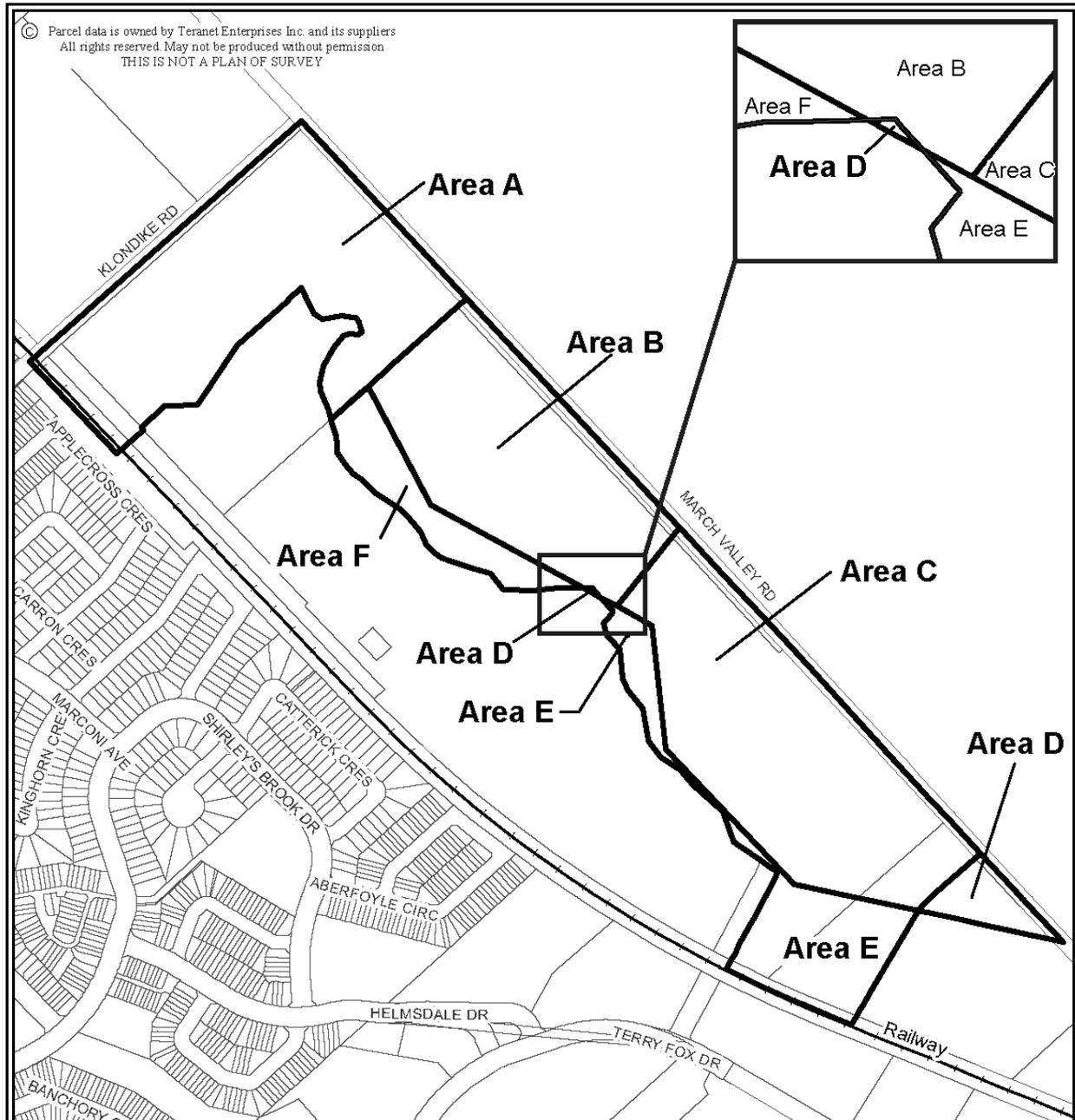
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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 OF AREA TO BE REZONED

DOCUMENT 1



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

D02-02-11-0122	12-0023
I:\COI\2012\ZKP\MARCH_VALLEY_175_425_rev4	
2012 / 07 / 24	
REVISION DATE	DE RÉVISION

Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Part of 175 and 425 March Valley Road

Area A - Existing Exception 1707 amended
 Area B to be rezoned from IP8[172] H(15) to IP8[1707] H(15)
 Area C - Existing Exception 172 amended
 Area D to be rezoned from IP8[172] H(15) to IP8 H(15)
 Area E to be rezoned from IP8 H(15) to IP8[172] H(15)
 Area F to be rezoned from IP8 H(15) to IP8[1707] H(15)

045171425 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres

Scale
 N.T.S.
 Mètres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

1. Rezone the lands shown on Document 1 as follows:
 - Area B from IP8 [172] H(15) to IP8 [1707] H(15)
 - Area D from IP8 [172] H(15) to IP8 H(15)
 - Area E from IP8 H(15) to IP8 [172] H(15)
 - Area F from IP8 H(15) to IP8 [1707] H(15)

2. Section 239 - Urban Exceptions is amended by deleting exception 172 and replacing it with the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
172	IP8[172]H(15)		- golf course	-golf course is a permitted use for a temporary period of three years commencing April 25, 2012 and expiring April 25, 2015.

3. Section 239 - Urban Exceptions is amended by deleting exception 1707 and replacing it with the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1707 (OMB Order, #PL080959 issued September 18, 2009)	IP8[1707] H(15)-h; IP8 [1707] H(15)		- golf course	- the holding zone may only be removed following public consultation during the site plan control application process for the first proposal for the lands;