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Residential

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Institutional

Environmental
Restoration

**4296 Anderson Road
Ottawa, Ontario
Planning Rationale**

Prepared for: Noel's Ottawa Snow Inc.

4296 Anderson Road
Ottawa, Ontario
Planning Rationale in support of
Zoning By-law Amendment Application

Prepared For:
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April 30, 2026

Novatech File: 124156
Ref: R-2025-64

April 30, 2026

City of Ottawa
Planning, Development, and Building Services Department
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Ottawa, Ontario
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Attention: Adam Brown, Manager Development Review Rural

**Reference: 4296 Anderson Road
Planning Rationale in Support of an Application for Zoning By-law
Amendment
Our File No.: 124156**

Novatech has been retained by Noel's Ottawa Snow Inc. to prepare this Planning Rationale in support of an application for *Zoning By-law Amendment* for their property municipally known as 4296 Anderson Road in Ward 20 – Osgoode, Ottawa, Ontario. The herein will be referred to as the 'Subject Site.'

Noel's Ottawa is proposing to rezone the Subject Site from *Rural Countryside -- RU* to *Rural General Industrial – RG, Site-Specific Exception – RG{XXXr}* to permit a limited range of rural industrial uses. The purpose of the proposed amendment is to accommodate the existing equipment storage/service and landscape material supply business operating at the site.

The Planning Rationale will demonstrate how the proposed amendment to accommodate existing use of the Subject Site is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and represents good land use planning.

NOVATECH

Devin Rajala

Devin Rajala,
Planner, Planning & Development

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EXECUTIVE SUMMARY

Novatech has been retained by Noel's Ottawa Snow Inc. to prepare this Planning Rationale in support of a zoning by-law amendment to accommodate the existing snow removal and landscape supply business operating on the Subject Site.

The Subject Site is in an area comprised primarily of agricultural lands and vacant forested lands, on the west side of Anderson Road in the Osgoode Ward (Ward 20) in the rural area of Ottawa. The Subject Site has approximately 76 metres of frontage along Anderson Road and an approximate area of 0.46 hectares. The Subject Site is currently developed with open storage areas, two maintenance garage buildings, an open-sided metal storage shed on concrete blocks and a partially converted dwelling unit with office space.

The Subject Site is designated *Rural Countryside* on Schedule B9 of the City of Ottawa Official Plan (2022). The use of the site for equipment storage and maintenance is vitally important for the success of the business. The existing use of the site as a storage yard is appropriate the site's rural location outside an urban or village boundary, which is suitable for the small-scale light industrial nature of the business. The use of the site meets OP criteria for small scale light industrial and commercial uses within the Rural Countryside designation and is supportive of the rural economy and long-term viability of rural areas.

The Subject Site is currently zoned Rural Countryside – RU in the City of Ottawa Zoning By-law 2026-50. In order to legalize the existing equipment storage and landscape material supply and landscape services business, a zoning by-law amendment is required to rezone the Subject Site from *Rural Countryside -- RU* to *Rural General Industrial, Site-Specific Exception – RG{XXXr}*. Site-specific exceptions will be required to accommodate the existing development on the site.

The amendment aims to rectify zoning non-compliances through notable site modifications that bring certain development conditions into legal compliance and recognize the existing development conditions. The Site-Specific Exception Zone will facilitate the continued operations of the existing business located on the Subject Site.

The proposal to rezone the Subject Site is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan*. and complies with the provisions of both *Zoning By-law 2008-250 and Zoning By-law 2026-50*. The proposal will enable a small business to continue to operate a storage yard and service equipment to support the business and represents good land use planning.

1.0 INTRODUCTION

1.1 Purpose

Novatech has prepared this Planning Rationale in support of an application for *Zoning By-law Amendment* for the property municipally known as 4296 Anderson Road in Ward 20 – Osgoode, Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

The purpose of the Zoning By-law amendment application is to accommodate the existing equipment storage and landscape material supply business operating on the Subject Site. A *Site Plan Control* application including a detailed site plan will be filed at a future date for the Subject Site when further details of any required modifications to the site are determined after zoning approvals are in place.

The Planning Rationale will demonstrate how the proposed amendment to permit use of the Subject Site for the existing business is consistent with the *City of Ottawa Official Plan (2022)* conforms to the *Provincial Planning Statement (2024)* and represents good land use planning.

1.2 Site Location & Community Context

The Subject Site is located on the west side on Anderson Road, within the rural area south of the Greenbelt between Leitrim Road and Piperville Road (Figure 1). The Subject Site is approximately 4,604.89 m² in total area and has approximately 76 metres of frontage along Anderson Road.

Figure 1 : Location of Subject Site



It is legally described as follows: *PT LT 16 CON 70F GLOUCESTER PTS 1 & 2, 5R946 ; GLOUCESTER*

The Subject Site is located approximately 2.5km south of Highway 417 along a main arterial roadway. The Subject Site is in the Osgoode Ward (Ward 20), which includes the former Osgoode Township and parts of the former City of Gloucester and City of Cumberland in the rural southeast corner of the City of Ottawa. GeoOttawa lists the neighbourhood as Edwards-Carlsbad Springs, which is within the Rural Transect. The Subject Site is adjacent to the Urban Expansion Area (Future Neighbourhood Overlay– New Tewin Community). The nearest residential use is approximately 800m to the south. Generally, the Subject Site is isolated from other commercial uses, but its location is suitable for its use given nearby access to Highway 417 and other arterial roads.

The Subject Site is bound by Anderson Road to the east, and bound to the north, south, and west by vacant rural property (Figure 2). The surrounding land use includes a mix of rural uses, including predominantly agricultural, recreational and wooded areas. The lands north of the Subject Site consist of wooded area and vacant rural land used for crop production. To the east of the Site is Anderson Road followed by a commercial driving range/golf course. Lands to south and west consist of wooded areas and vacant rural land used for crop production. There is a watercourse to the west of the Subject Site.

Figure 2: Subject Site and Surrounding Area



1.3 Existing Conditions and Use

The site was originally developed with a single detached dwelling and detached garage. The owners, Noel's Ottawa Snow Inc., acquired the property in 2010 and the use has since evolved

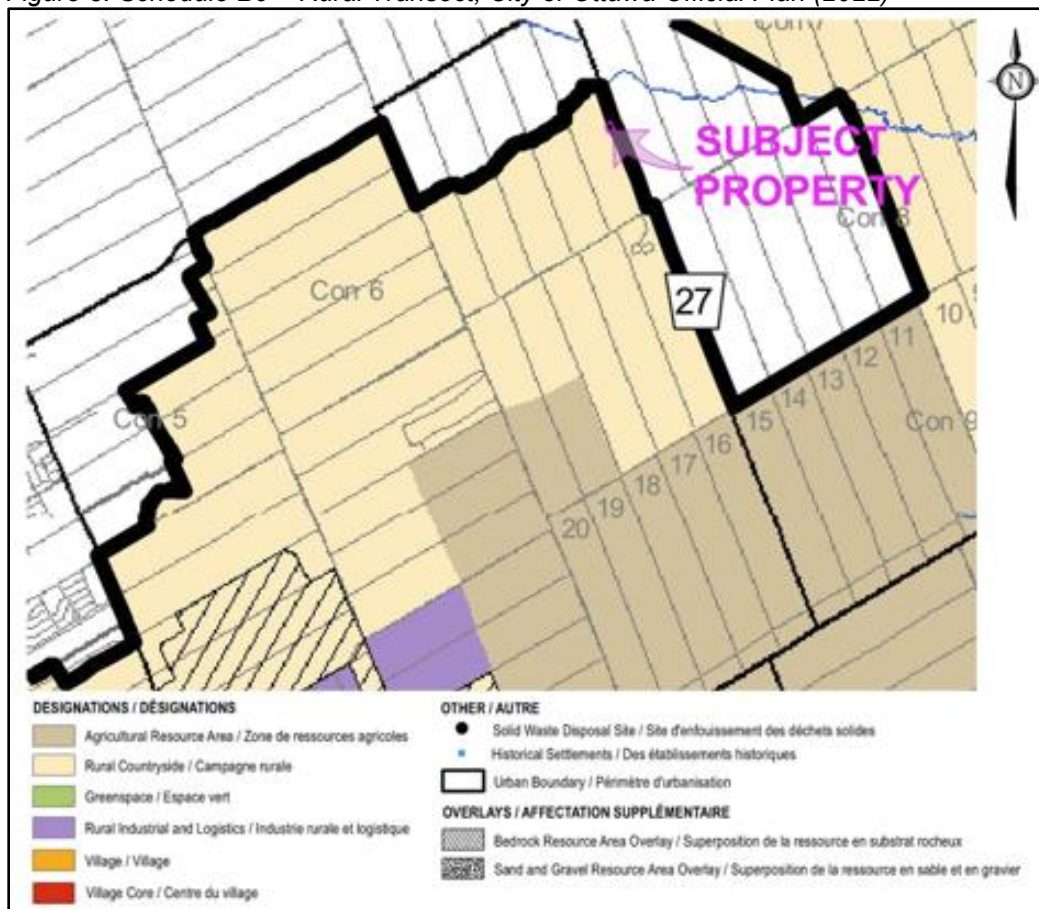
to accommodate its snow removal, demolition, excavation, and landscape material supply business. The property is currently developed with open storage areas and structures, two garage buildings used for servicing company-owned equipment, and a partially converted dwelling unit with office space serving as the administrative office for the business. A residential unit remains within the partially converted dwelling and is occupied by rental tenants. The site is serviced by an existing private dug well and private on-site sewage system.

The Subject Site is mostly covered in gravel, paved and grass areas. Landscaping includes a garden consisting of mulch, various plantings and landscaping in front of the existing dwelling unit/office. There are 2 existing gravel driveways to the property with access to Anderson Road. There is no existing fencing between the property and Anderson Road, and an existing ditch with culverts beneath each driveway divides the Site from Anderson Road. Parking is available on the driveway in front of the existing maintenance garage, and on the northside of the dwelling via the second gravel entrance. Parking is also available throughout the gravel-surfaced storage yard. The topography of the site is relatively flat and has been graded to accommodate the current commercial use.

1.4 Planning and Regulatory Context

The Subject Site is designated *Rural Countryside* as identified on Schedule B9 – Rural Transect of the City of Ottawa Official Plan (OP) (Figure 3).

Figure 3: Schedule B9 – Rural Transect, City of Ottawa Official Plan (2022)

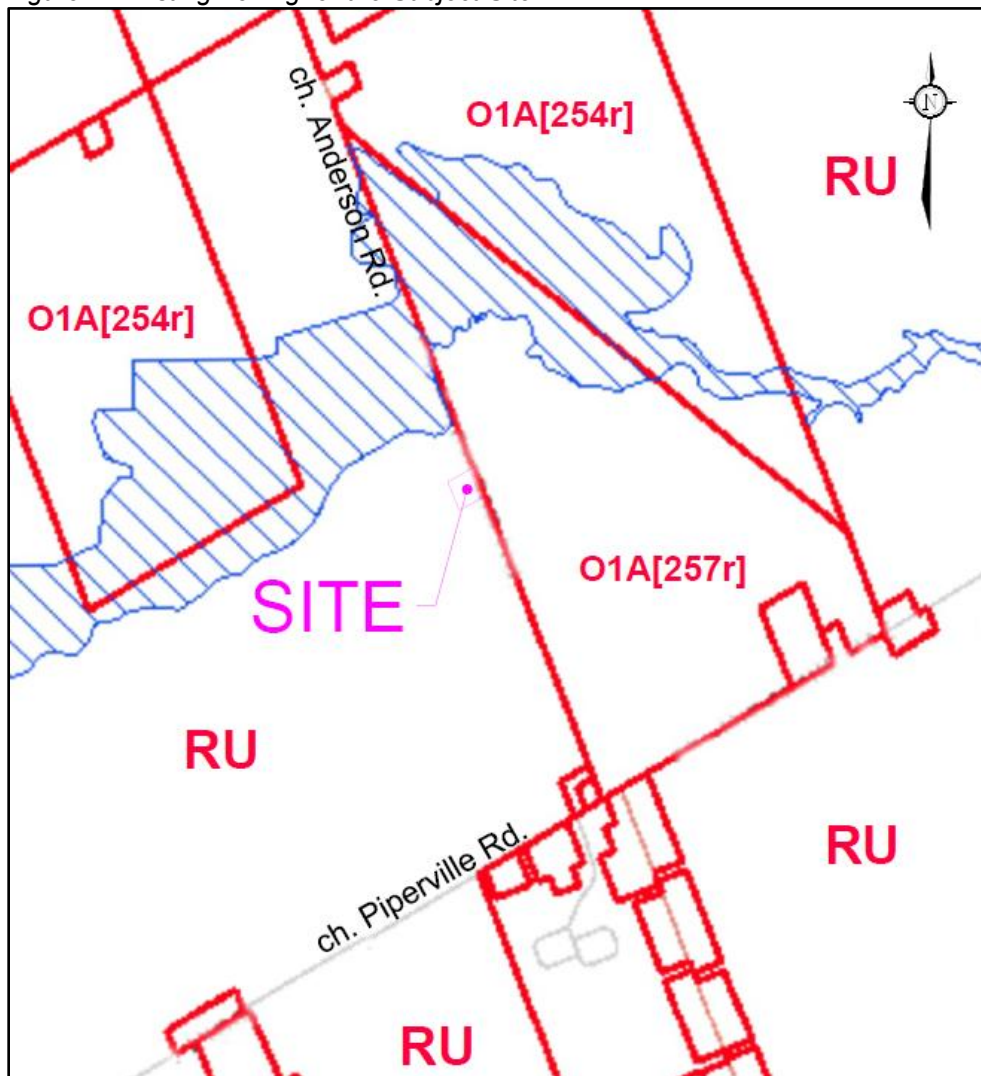


Section 9.2 of the OP describes the intent of the Rural Countryside designation as the following:

“The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.”

The Subject Site is zoned Rural Countryside (RU) in Zoning By-law 2008-250 and Zoning By-law No. 2026-50 (Figure 4). Ottawa City Council passed a new Zoning By-law No. 2026-50 on March 11, 2026. Until such time that the By-law comes into full force and effect (subject to any appeals), all development applications must comply with the provisions of both Zoning By-law 2026-50 and Zoning By-law No. 2008-250, with the more restrictive provisions of the two by-laws applying. The *Rural Countryside – RU* zone permits a limited range of uses but does not permit the existing commercial-industrial uses operating on the property.

Figure 4: Existing Zoning for the Subject Site



Noel's Ottawa Snow Inc. is proposing to rezone the Subject Site from *Rural Countryside -- RU* to *Rural General Industrial – RG* to permit a limited range light industrial and related uses, including a storage yard as a principal use. A description of the proposed zoning by-law amendment including additional land uses permitted, land uses prohibited and requested exception provisions is provided in detail in Section 2.2 below.

The use is subject to Site Plan Control, and a site plan approval application would follow the successful approval of a zoning by-law amendment.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

The Subject Site currently operates as a storage yard, serving as the base of operations for a snow removal and landscape supply company. The main operations at the site include the storage and servicing of company vehicles and equipment as well as limited storage/display of landscaping materials. The business performs repair and maintenance of company heavy equipment and vehicles in two maintenance garages located on site. The existing dwelling has been partially converted for office use and still contains a residential unit occupied by a rental tenant. The accessory office is used for day-to-day administrative, accounting and similar functions. There are limited customers on-site, as most of the work is conducted off site at client locations.

The conceptual site plan has been developed in accordance with consideration given to preliminary comments from the pre-consultation meeting held with City of Ottawa staff on October 18, 2024. All proposed modifications to the site have been incorporated with the intent to meet the City's key land use policies and guidelines. The development proposal has been developed with the intent of maintaining the operations of the existing business while addressing planning and engineering requirements to bring the Subject Site into legal compliance.

The conceptual site plan includes retaining in place the following existing buildings on the Subject Site:

- Maintenance garage on slab in northwest corner of site (133.3m²)
- Maintenance garage on slab at rear of existing dwelling/office (202m²)
- One-storey brick and metal building containing dwelling unit and accessory office (137.7m²)

Existing accesses from Anderson Road will also be maintained.

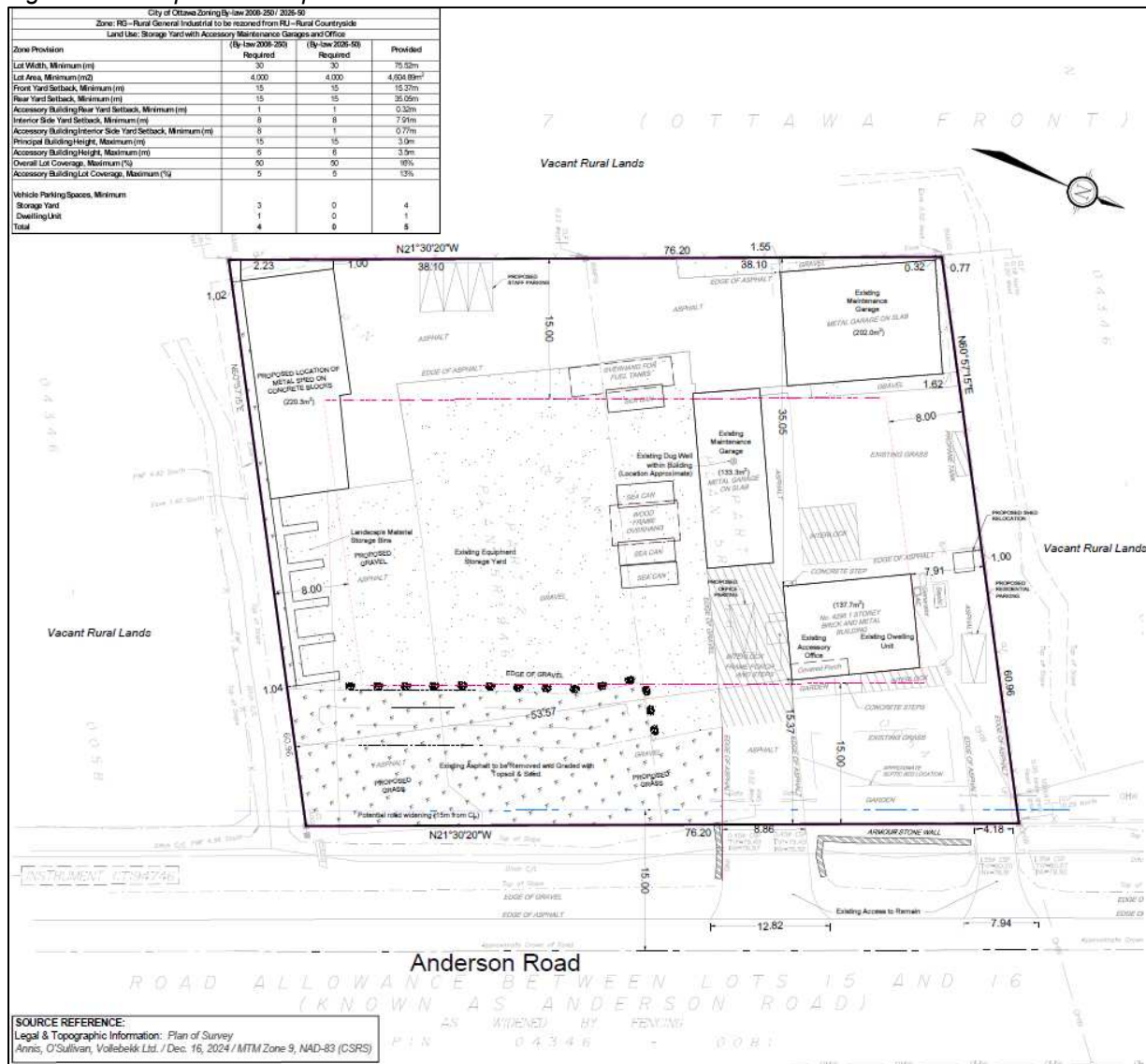
Proposed modifications to the site include relocating the open-sided metal storage structure on concrete blocks (220.3m²) that currently extends over the southern property line. It is also proposed to relocate the concrete block wall/storage bins used to store landscape material (i.e. soil, sand, mulch, etc.) such that they are entirely within the property boundary a setback from the property line that complies with zoning. The small shed along the north lot line is also to be relocated such that it too will be situated entirely on the property in accordance with permitted location for accessory buildings. It is noted that the existing maintenance garage in the northwest corner of the site does not meet setback requirements. While the zoning request seeks to reduce the required building setback through a zoning exception, it is noted that the eaves encroach beyond the property line and will need to be addressed through suitable means.

Finally, other improvements include reinstating and enlarging a soft landscaped buffer with tree plantings along the front of the property, including within the road right-of-way, and removing any stored materials, vehicles or equipment from this area. This re-instated area will provide for natural screening and on-site stormwater management. The Subject Site will be regraded, as necessary, to accommodate proper stormwater management.

Stormwater management would be provided mainly by a linear vegetated filter strip with a level spreader to control flows to be directed to the Anderson Road roadside ditch.

For further details, refer to the Site Servicing Study & Stormwater Management Report included with this Zoning By-law Amendment Application. Detailed site design and engineering will be provided at the Site Plan Control stage.

Figure 5: Excerpt of Conceptual Site Plan



2.1.1 Previous Consultations, Applications and Approvals

Pre-Consultation Preliminary Assessment

A Pre-Consultation Preliminary Assessment meeting (File No.: PC2024-0405) was held on October 18, 2024, with City of Ottawa staff. The assessment detailed the next steps as well as provided a set of consolidated comments regarding the proposed zoning by-law amendment application. In accordance with the list of required plans and studies, the following have been prepared in support of zoning by-law amendment application and are summarized in Section 4.0 of this report:

- Site Servicing & Stormwater Management Report
- Geotechnical Investigation
- Hydrogeological & Terrain Analysis
- Transportation Sight Line Review
- Topographic Survey Plan
- Zoning Confirmation Report
- Site Plan (Conceptual)
- Landscape Plan (Conceptual, combined on Site Plan)
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Environmental Impact Study

2.2 Proposed Zoning By-law Amendment

The Subject Site is zoned *RU – Rural Countryside* in Zoning By-law 2026-50 and Zoning By-law 2008-250. Apart from the long-standing residential use in the form of a single detached dwelling, the uses operating on the site are not permitted in the RU zone. It is understood that the City of Ottawa issued a Notice of Violation on April 30, 2024. Accordingly, a zoning by-law amendment is proposed to rezone the site to an appropriate zone category that would allow continued use in accordance with custom zone provisions.

The purpose of the zoning by-law amendment is to rezone the Subject Site from *Rural Countryside -- RU* to *Rural General Industrial – RG[XXXr], Site-Specific Exception*. The exception would add a storage yard as a permitted use, along with accessory office use to support the business. The amendment would also include special zone provisions to recognize existing development conditions and will accommodate a notable site modification to bring certain development conditions into zoning compliance. The effect of the zoning by-law amendment is to provide conforming status to the existing rural industrial and related uses on site.

Section 1306 of the City of Ottawa Zoning By-law 2026-50 states that the purpose of the RG – Rural General Industrial Zone is to:

- *Permit the development of light industrial uses in areas mainly designated as Rural Countryside and Village in the Official Plan.*
- *Accommodate a range of light industrial uses as well as limited service or commercial uses.*

- *Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*

The existing use of the Subject Site as a storage yard can be categorized as a 'light industrial use'. Furthermore, the existing use can be considered a 'limited-service' or 'commercial' use, as there are limited customers on-site, with most of the customer-facing work being conducted off site. Accordingly, the existing light industrial uses occurring on the site align with the purpose outlined for the Rural General Industrial Zone. The proposed zoning by-law amendment, including the site-specific exceptions requested (detailed below), is appropriate to provide zoning conforming status to the Subject Site.

The principal use of the subject site is classified as a **storage yard**. Accessory uses include **office** and **maintenance garages**.

Part 1 – Definitions (Sec. 199) of Zoning By-law 2026-50 defines a **storage yard** as the following:

Storage yard means land, other than a parking lot, used for outdoor storage, including the storage of:

- 1. vehicles, including an automobile salvage operation, impound, or scrap yard;*
- 2. road maintenance material such as gravel or sand;*
- 3. construction, building or landscaping material; or*
- 4. heavy vehicles or construction equipment, and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment.*

Accessory uses, buildings and structures are permitted for all land uses provided they are located on the same lot as the principal use to which they are accessory, and they exist to aid and contribute to the principal use and its functions.

The **storage yard** use includes the use of an **accessory** office for the administrative management of the business and two **accessory** maintenance garages for the service and repair of company equipment. These uses aid the business to carry out its function as a storage yard. It is requested that storage yard be limited to the storage of construction, building and landscape material and the storage of heavy vehicles and construction equipment under proposed new site-specific zoning.

Effective March 11, 2026, all development applications must comply with the provisions of both Zoning By-law 2026-50 and Zoning By-law No. 2008-250, with the more restrictive provisions of the two by-laws applying.

Table 1 summarizes the required RG zoning provisions in both zoning by-laws and the provisions provided by the proposed development. A separate column indicates whether provisions provided meet zoning requirements, under either zoning by-law. For the purpose of this Table, the existing partially converted dwelling and office is considered to be a principal building. All other buildings and structures are considered as accessory to a storage yard use. Additional details are provided in the Zoning Confirmation Report prepared by Novatech dated April 30, 2026.

Table 1: Overview of RG Zoning Provisions

Rural General Industrial (RG) Zone				
Provision	Required (Section 219- 220, By-law 2008-250)	Required (Section 1306, By- law 2026- 50)	Provided	Complies
Lot Width, Minimum	30 m	30m	75.52 m	Yes
Lot Area, Minimum	4,000 m ²	4,000 m ²	4,604.89 m ²	Yes
Front Yard Setback, Minimum	15 m	15 m	15.37 m	Yes
Rear Yard Setback, Minimum	15 m	15 m	35.05 m	Yes
Interior Side Yard Setback, Minimum	8 m	8 m	7.91 m	No
Principal Building Height, Maximum	15 m	15 m	3 m	Yes
Overall Lot Coverage, Maximum	50 %	50 %	16 %	Yes
Outdoor Storage	(a) Outdoor storage is not permitted within any required front yard or corner side yard. (b) Outdoor storage must be screened from abutting residential uses or zoned and public streets by an opaque screen at least 1.8 m in height from finished grade.	(3) Outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.	All outdoor storage is located greater than the minimum front yard requirement of 15 metres. (b) Outdoor storage to be screened from abutting residential uses or zones and public streets by landscaping buffer.	No
Provisions for Accessories Uses, Buildings or Structures				
Provision	Required (Zoning By- law 2008-250, Section 55-75)	Required (Zoning By- law 2026- 50)	Provided	Complies

50, Section 201-217)				
Accessory Building Height, Maximum	6 m	6 m	3.5 m	Yes
Accessory Building Front Yard, Minimum	15 m	15 m	>15 m	Yes
Accessory Building Interior Yard, Minimum	8 m	1 m	0.77 m	No
Accessory Building Rear Yard, Minimum	1 m	1 m	0.32 m	No
Accessory Building Lot Coverage, Maximum	5 %	5 % or 150m ²	13 %	No
Parking, Queuing and Loading Provisions				
Provision	Required (Section 100-114, By-law 2008-250)	Required (Section 601-614, By-law 2026-50)	Provided	Complies
Vehicle Parking Spaces, Minimum				
• Storage Yard	3	0	4	Yes
• Dwelling Unit	1	0	1	Yes
Total	4	0	5	Yes

Rear Yard Setback & Interior Yard Setback

One of the existing metal garage buildings is located in the northwest corner of the site. The building is used for servicing company equipment. As shown on the conceptual site plan, this accessory building does not comply with the minimum rear and side yard setbacks for accessory buildings.

It is proposed that there be no Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a street to accommodate the existing accessory garage building. The building is both low impact in use and scale and it is not intrusive to the abutting property in terms of windows, lighting or access. There is existing fencing to limit encroachment of the building. Building code requirements will be satisfied through the issuance of a retroactive building permit(s), as necessary.

Outdoor Storage

The Subject Site is used for the storage of landscape and construction material, equipment and vehicles appropriate for a rural setting. The orientation of equipment and materials along Anderson Road provides presence for the business. At present, equipment storage is located along the front of the site, including encroachment of the use into the municipal right-of-way. It is proposed to relocate equipment storage a minimum of 15 metres from the front lot line and screen any outdoor storage from Anderson Road with vegetative plantings in lieu of opaque fencing. This will allow the business to maintain a street view presence while providing screening that is appropriate of a light industrial use in a rural context.

Accessory Buildings and Structures

It is proposed that the maximum accessory building lot coverage be increased to 13% to accommodate the existing accessory maintenance garages on site. There are 3 buildings on site that are used for equipment maintenance, accessory to a storage yard. These buildings serve a key function for the business, providing for equipment repair and maintenance and contributing to the site's orderly aesthetic. Total lot coverage for all buildings and structures on site will be 16%, which is well within the 50% total lot coverage that is permitted.

Exception Provisions Requested

The following site-specific relief is requested on the Subject Site. The relief requested is predicated on the more restrictive provision of both zoning by-laws applying.

- To permit 'Storage Yard' limited to the storage of construction, building or landscaping material; and the storage of heavy vehicles or construction equipment and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment as an additional land use permitted.
- To permit 'Office' accessory to a storage yard as an additional land use permitted.
- To prohibit all other land uses except for 'Dwelling Unit'.
- That outdoor storage need not be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade.
- To permit a reduced interior side yard setback of 7.91 metres, whereas Zoning By-law 2008-250 requires a minimum interior side yard setback of 8 metres (Section 219, Table 219).
- To permit a reduced accessory interior side yard setback of 0 metres, whereas Zoning By-law 2008-250 requires a minimum of 8 metres (Section 55, Table 55).
- To permit a reduced accessory rear yard setback of 0 metres, whereas Zoning By-law 2008-250 requires a minimum accessory rear yard setback of 1 metre (Section 55, Table 55).
- To increase the maximum permitted size of the aggregate of accessory buildings to 13% of the total lot area, whereas the Zoning By-law 2026-50 requires 5% of the total lot area or 150 square meters (Section 202, (21)(c)(i)).

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. The decisions that affect all planning matters "shall be consistent with" relevant policy statements under the authority of Section 3 of the Planning Act. The following is an overall review of the applicable Provincial Planning Statement policies.

Chapter 1 sets out the overall vision for a prosperous and successful Ontario. It establishes overall objectives of increasing the supply and mix of housing, supporting a strong and competitive economy, and prioritizing growth and development within settlement areas that will in turn protect the long-term viability of rural areas.

The proposed zoning by-law amendment to bring an existing business into legal compliance is consistent with the vision of the PPS for the Province of Ontario, particularly in its emphasis on supporting a strong and competitive economy. Permitting the existing rural business to continue operating at the site through a Zoning By-law amendment will enable a successful small business to continue serving the local community. The proposed *Rural General Industrial – RG* zoning for the Subject Site supports the rural economy and long-term viability of rural areas.

Chapter 2 of the PPS provides policy direction regarding building homes and sustaining strong and competitive communities. Section 2.5 on Rural Areas in Municipalities states the following:

“1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

d) using rural infrastructure and public service facilities efficiently;”

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

The presence of Noel's Snow Inc. on the Subject Site helps contribute to a healthy, integrated and viable rural area. The business leverages a rural area to conduct rural industrial uses, while also remaining compatible with the surrounding rural character of the area. The Subject Site does not further strain public infrastructure through its use of private on-site water, private on-site sewage systems and site-level stormwater management. The existing use of the Subject Site promotes economic diversification as a service, maintenance and storage yard for the essential winter service of snow clearing and for value-added products that are used in landscaping and residential construction.

Section 2.6 provides policies for Rural Lands in Municipalities. Policy 1 states the following:

“1. On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;

e) home occupations and home industries;

f) cemeteries; and

g) other rural land uses.

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.”

The existing small-scale light industrial uses on the Subject Site are appropriate for rural lands located in Municipalities and can be considered as ‘other rural land uses’ listed above in Policy 1. The existing development on the Subject Site is sustained using private servicing. The proposed modifications to the Subject Site do not result in uneconomical expansion of infrastructure. The existing use of the site as a storage yard for a rural-based business adds diversity to the rural economy and does not pose constraints on agricultural and other resource-related uses.

Section 2.8 details policies on Employment. Subsection 2.8.1 includes policies on Supporting a Modern Economy. Policy 1 states that Planning authorities shall promote economic development and competitiveness by:

“a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice 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;”

The existing business provides local employment and promotes economic development and competitiveness in an appropriate rural area within the City of Ottawa. The business provides an essential service (snow clearing) during the winter months, which helps support a wide range of economic activities and ancillary uses throughout the entirety of the business’s service area. The business serves a supportive function to the local economy and to existing businesses.

Chapter 3 of the PPS provides policy direction for infrastructure and public service facilities.

Section 3.6 includes policies on Sewage, Water and Stormwater. Policy 4 states the following:

“4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”

Servicing considerations have been assessed through a Hydrogeological Investigation and Terrain Analysis included with this zoning amendment application.

Chapter 4 of the PPS provides policy direction regarding the wise use and management of resources. Section 4 contains policies on natural heritage features.

Policy 1 states the following:

“1. Natural features and areas shall be protected for the long term.”

Natural heritage considerations have been evaluated through an Environmental Impact Statement to ensure that the ecological functions of features within or adjacent to the site are protected. No

natural heritage features are identified on or adjacent to the Subject Site, with the exception of the potential for significant wildlife habitat.

Best practices with respect to mitigation measures will ensure that any adverse impacts are avoided. Any potential impacts to natural heritage features can be mitigated through the implementation of the proposed site plan application and through adherence to timing windows for vegetation removal as outlined in the Environmental Impact Statement.

Chapter 5 of the PPS includes policies on protecting public health and safety that relate to natural hazards and human-made hazards. Section 5.3 provides policy direction for Human-Made Hazards. Policy 2 states that the following:

“Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.”

There are no apparent natural hazards affecting the Subject Site. A Phase One Environmental Site Assessment by GEMTEC Consulting Engineers and Scientists Limited found potential human-made contaminating activities (PCAs) resulting in Areas of Potential Concern (APECs). A Phase Two Environmental Site Assessment was initiated to investigate the Areas of Potential Concern (APECs). The assessment of soil and groundwater samples found that all results met the Site Conditions Standards table, with the exception of EC, SAR, and molybdenum in soil, and Sodium and Chloride in groundwater. The contaminant exceedances were considered acceptable and are not anticipated to present environmental concern.

Based on the foregoing, it is our opinion that the proposed development is consistent with the Provincial Planning Statement.

3.2 City of Ottawa Official Plan (OP)

The Subject Site is designated *Rural Countryside* on Schedule B9- Rural Transect in the City of Ottawa Official Plan (2022). The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

Strategic Directions

Section 2.1 of the OP proposes “five broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century”.

Big Policy Move 5 is stated as the following:

“Embed economic development into the framework of our planning policies.

In the Official Plan, an economic development lens is taken to policies throughout the Plan spanning the rural, suburban and urban contexts. While land use policies in the Official Plan alone do not ensure economic development, they provide an important foundation for other City initiatives and programs to support economic development and create a context for business and entrepreneurship to succeed.

The Official Plan supports long-term economic sustainability and growth in a number of ways, working with other City programs. In the Plan, flexible land use designations are adaptable to changing economic conditions, new industries and ways of doing business. The Official Plan also supports a broad geographic distribution of employment so that people have the choice to work closer to where they live.”

The zoning by-law amendment application, to accommodate the existing business operating on the Subject Site, aligns with ‘Big Policy Move 5’ of embedding economic development into the framework of planning policies. The application is an example of adapting the rural land use designation to support economic development and creating a context for a small business to succeed. The location of the Subject Site situated in a rural area in the City of Ottawa, with direct arterial connectivity to Highway 417, corresponds with the OP intent to support a broad geographic distribution of employment.

Cross Cutting Issues

Section 2.2 of the OP identifies six cross cutting issues that are essential to the achievement of a liveable city but are implemented through multiple sections of the OP: Intensification, Economic Development, Energy and Climate Change, Healthy and Inclusive Communities, Gender Equity, Culture.

The theme of Economic Development aims to establish a framework that will lead to diversification and growth of the local economy, with land use policies that support businesses within all geographic areas of the city.

The proposed development aligns with the following policy intents listed for Economic Development:

5) Create conditions for small-business growth

Noel's Ottawa Snow inc. is an established local business that has been serving the Ottawa area for 20+ years. The long history of the business providing services in the region reflects its success and upward trajectory towards future growth. An amendment to a more suitable zone that can accommodate small-scale light industrial uses, combined with site modifications to address planning and engineering requirements, supports continued business success in a sustainable and controlled manner. The proposed zoning by-law amendment helps sustain a small business and creates conditions for future growth by bringing the business into legal compliance.

8) Protect locations for activities related to goods movement including freight, storage and logistics

The Subject Site is within proximity to a provincial 400 series highway and has direct connectivity to an arterial road (Anderson Road). Business operations include storage and commercial activity that involves transporting goods and services to customers. It is in keeping with the OP that the location be protected for these commercial activities.

9) Support rural economic development throughout all sectors

The businesses' operations demonstrate the varying degrees of enterprise and economic activity that are vital to the rural economy in the City of Ottawa. The company's function as a snow clearing business during the winter months helps support the primary activities or operations of other organizations throughout all sectors. These operations serve an ancillary function and are generally supportive of sustained rural economic development.

City-Wide Policies

Section 4.7 of the OP contains policies on Drinking Water, Wastewater and Stormwater Infrastructure.

Policy 4.7.1 aims to provide adequate, cost-effective drinking water, wastewater and stormwater infrastructure, and assist in meeting growth targets in the urban area. The policy includes the following:

6) As part of a complete application, all redevelopment applications will be required to:

- a) Identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management; and*
- b) Implement site, grading, building and servicing design measures to protect new development from urban flooding.*

The proposed development provides for on-site stormwater management. The Subject Site will be regraded, as necessary, to accommodate proper stormwater management drainage. Stormwater management quantity control will be provided mainly by a linear vegetated filter strip with a level spreader to control flows to be directed to the Anderson Road roadside ditch.

Policy 4.7.2 aims to pursue an affordable and sustainable pattern of infrastructure development and states the following:

5) All development outside of Public Service Areas shall be on the basis of private services (private well and private sewage system).

The proposed development will use private well and private septic systems. A hydrogeological and terrain analysis has been included in support of the private services proposed.

Transect Policy Area

Section 5 of the OP divides the city into six concentric policy areas called transects. The Subject Site is in the Rural Transect Policy Area which accounts for approximately 80% of the City's total land area.

Section 5.5 contains policies for Greenbelt and Rural Transect areas. Policy 5.5.1 for these areas aims to recognize a rural pattern of built form and site design and includes the following policies for development outside villages:

b) Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity;

and c) Outside of Villages, sites shall be designed to locate surface parking, storage and paved areas far from the road frontage, and access to such areas shall be designed to maintain rural

character. The frontage along the road shall be landscaped and treed in a way that respects the rural landscape and enhances the green edge of rural roads. Elements such as low fences, hedges or landscape-based ornaments may be used to enhance the site frontage.

The existing asphalt along the frontage of the site will be removed and graded with topsoil and seed. The site’s design will include a soft landscaped buffer of deciduous coniferous trees along the frontage, integrating the site well with the natural environment and rural character. Surface parking will abide by required front setbacks and outdoor storage will be relocated to meet the 15-metre front yard setback requirement.

Designation

The Subject Site is designated *Rural Countryside* as shown in Figure 3, Schedule B9 – Rural Transect, City of Ottawa Official Plan (2022). Section 9.2 of the OP describes the intent of this designation as the following:

“To accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.”

Policy 9.2.2 aims to strengthen the rural economy by permitting a diversity of uses that support the local rural economy. Policy 2 of Section 9.2.2(b) permits small scale light industrial and commercial uses provided that all of the criteria (i) to (vii) are met. Table 3 below responds to each of the criteria identified in Policy 9.2.2(b):

Table 3: OP Section 9.2.2 b) Small scale light industrial and commercial use criteria

Small scale light industrial and commercial use criteria	Development Concept Response
i) The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel	<p>The site serves as the base of operations and provides an appropriate location for equipment storage, maintenance and repair to support business functions.</p> <p>The location offers a location for storage and servicing of equipment of snow removal equipment and landscape material supply. and equipment operation services that serve the local rural community and the wider regional area.</p>
ii) The lands are within 200 metres of an arterial or collector road and can be safely accessed	The subject property is located on a main arterial road, Anderson Road, which is part of the rural road network as shown on Schedule C9. Anderson Road has direct connectivity to a Highway 417 interchange.
iii) The lands are located beyond 1 kilometre of an Urban or Village boundary, or where located less than 1 kilometre from a Village boundary, it can be demonstrated that there	The lands are located beyond 1 kilometre of the nearest village boundary, being Carlsbad Springs, located approximately 5.5 km east of the subject property.

<p>is insufficient opportunity for these types of uses to be established within the Village</p>	<p>The site was historically located beyond 1 kilometre from the urban expansion area, however, is now considered adjacent to the urban expansion area by virtue of the recent inclusion of adjacent lands as 'Category 2-Future Neighbourhood Overlay – New Tewin Community' as shown on Schedule C17.</p> <p>As of now, development of the adjacent lands may only receive draft or final approval once the overlay has been removed through an Official Plan Amendment. The City will only consider the removal of the overlay from the land designated Future Neighbourhood Overlay upon the completion of supporting studies (i.e. master servicing study) and a secondary plan for the whole area.</p> <p>Furthermore, this future urban community is not contiguous to the urban area as it is situated outside of the greenbelt.</p> <p>Continued use of the subject site for small-scale light industrial purposes does not impact the Future Neighbourhood Overlay nor preclude potential further expansion. Development in the overlay cannot be approved prior to the completion of supporting studies and a secondary plan for the whole area.</p>
<p>iv) The lands are not adjacent to lands designated as Agricultural Resource Area</p>	<p>The subject parcel and surrounding rural lands are designated Rural Countryside. There are no adjacent lands designated as Agricultural Resource Area.</p>
<p>v) The development can be supported by services available according to applicable provincial regulations</p>	<p>A Hydrogeological Investigation and Terrain Analysis has been undertaken to establish the suitability of existing private sewage and water to service the existing uses. The assessment concludes that the site can accommodate limited commercial development on private water and septic services</p>
<p>vi) The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area</p>	<p>The scale of the existing development is suitable for the rural context. The restriction on gross leasable floor area applies to commercial occupancy, including retail, leasing and service uses, with the objective of ensuring the needs of the travelling public are met rather than creating a destination that</p>

	<p>would draw from the broader area or be better located within the urban or village area. The main commercial operation at the site consists of outdoor storage of company vehicles and equipment, as well as indoor shop space for equipment maintenance. There are limited customers on-site, as primary business functions are conducted off site at client locations. While the building areas allocated to equipment maintenance exceed 300m², shop space is essential for conducting this type of work indoors and relates to company equipment only.</p> <p>Profit-generating activities occur off-site and only in the accessory office space (20.9m²) within the one-storey brick building. The 'existing maintenance garages' are used solely for maintenance of company equipment, and not for business, professional or retail services.</p> <p>The commercial occupancy of the existing business is limited to the office space, remains small-scale in nature and does not exceed a gross leasable floor area of 300m².</p>
<p>vii) The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape</p>	<p>The proposed development would reinstate a soft landscaped buffer with tree plantings along the frontage of the property, including within the road right-of-way, and removes any stored materials, vehicles or equipment from this area. This will ensure clear sightlines at vehicular access points and improved integration with the rural character and landscape.</p> <p>A sightline review by Novatech found that the existing driveways meet the roadway at approximately 96° angles and no vertical or horizontal obstructions are identified along Anderson Road that impact these sightlines.</p> <p>There are no existing residential uses adjacent to the site.</p>

Protection of Health and Safety

Section 10 of the Official Plan provides policy direction for the protection of health and safety. It is stated that development shall be directed away from areas of natural or human-made hazards, where there is an unacceptable risk to health or safety and shall not create new, or aggravate existing hazards,

Proposed and existing development on the Subject Site is not within proximity to any natural or human-made hazards that pose an unacceptable risk to health or safety.

Novatech is of the opinion that the proposed development on the Subject Site meets the intent of the policies in the City of Ottawa Official Plan. The proposed development and continued use of the property for the existing business is appropriate for a rural location, as it supports business operations that require unserviced space while preserving the rural character of the area.

The proposed development complies with the policies of the City of Ottawa Official Plan.

4.0 REVIEW OF SUPPORTING STUDIES

The following technical reports were prepared in support of the proposed development:

Conceptual Site Servicing Study & Stormwater Management Report prepared by Novatech (April 28, 2026)

A Conceptual Site Servicing and Stormwater Management Report has been prepared by Novatech, dated April 28, 2026 to support the Zoning By-law Amendment application. The report addresses how the proposed development would be serviced by private well and septic system, and the stormwater management approach. On-site stormwater management would be implemented to meet the requirements of the City of Ottawa. Quantity control measures would be implemented to reduce post-development peak flows to 2-year pre-development flow rate. Quality control measures would be designed to provide an enhanced level of water quality protection, corresponding to a long-term average TSS removal rate of 80%. A detailed Site Servicing and Stormwater Management Report will be prepared at the Site Plan Control application stage.

Transportation Impact Assessment & Sight Line Review, prepared by Novatech (April 30, 2026)

A Transportation Memorandum – Sightlines Review was prepared by Novatech, dated August 5, 2025. The requirement for a Transportation Impact Assessment (TIA) was waived during the Phase 1 pre-consultation since no TIA triggers were met except for the posted speed limit trigger. It was requested by the city that the sight lines review be conducted as the boundary road has a high posted speed limit of 80 kmph.

The review found that the existing driveways meet the roadway at approximately 96° angles and no vertical or horizontal obstructions are identified along Anderson Road that impact these sightlines. Based on desktop review, the minimum sight distance requirements are met for both the accesses.

Phase 1 Environmental Site Assessment, prepared by GEMTEC Consulting Engineers and Scientists Limited (April 30, 2025)

A Phase One Environmental Site Assessment was undertaken by GEMTEC Consulting Engineers and Science Limited, dated April 23, 2025, to identify and document current and historical environmental conditions and operations or practices at and in the vicinity of the Site that have the potential to impact soil and/or groundwater quality at the Site. The assessment findings found potentially contaminating activities (PCAs) resulting in Areas of Potential Concern (APECs). Based on the identification of APECs associated with the Site, a subsurface investigation (Phase 2 Environmental Site Assessment) is required to assess potential impacts to soil and/or groundwater.

Phase 2 Environmental Site Assessment, prepared by GEMTEC Consulting Engineers and Scientists Limited (October 2, 2025)

A Phase Two Environmental Site Assessment was undertaken by GEMTEC Consulting Engineers and Science Limited, dated October 2, 2025, to investigate the Areas of Potential Concern (APECs) identified in the Phase One Environmental Site Assessment. Based on the results of the soil and groundwater samples, all results met the Site Conditions Standards table, with the exception of EC, SAR, and molybdenum in soil, and Sodium and Chloride in groundwater. The EC, SAR, Chloride and Sodium exceedances are historical and ongoing salt storage and are considered acceptable. The concentrations of Molybdenum are not anticipated to present an environmental concern. No areas of soil or groundwater contamination were identified at the Site, provided the Site use remains the same.

Environmental Impact Statement (EIS), prepared by GEMTEC Consulting Engineers and Scientists Limited (June 23, 2025)

An Environmental Impact Statement was prepared by GEMTEC Consulting Engineers and Scientists Limited, dated June 23, 2025, to demonstrate that the proposed development will not negatively impact any potential natural heritage features, which may be present within the study area. Following review of the information pertaining to the natural heritage features of the site, the following general conclusions are provided by GEMTEC in regard to the Environmental Impact Statement.

- No significant negative impacts to natural heritage features identified on-site, including significant wildlife habitat, fish habitat, or habitats of species at risk from the proposed by-law amendment and site plan application are anticipated.
- The proposed project complies with the natural heritage policies of the Provincial Planning Statement.
- The proposed development complies with the natural heritage policies of the City of Ottawa Official Plan (2022).

Geotechnical Investigation prepared by GEMTEC Consulting Engineers and Scientists Limited (April 24, 2026)

A Geotechnical Investigation was completed by GEMTEC Consulting Engineers and Scientists Limited, dated September 22, 2025, to identify the general subsurface and groundwater conditions at the Site to provide engineering guidelines on the geotechnical design aspects of the project. The report determines that no significant effects on the soils are anticipated as the

proposed works relate primarily to the repositioning of existing structures and reuse of existing foundations. The recommendations and guidelines are provided as guidance should new structures be constructed at the site.

Hydrogeological Investigation & Terrain Analysis prepared by GEMTEC Consulting Engineers and Scientists Limited (April 21, 2026)

A Hydrogeological Investigation and Terrain Analysis was completed by GEMTEC Consulting and Engineering Scientists Limited, dated April 21, 2026, to provide an assessment of groundwater quality and quantity and a septic impact assessment in support of the proposed Zoning By-law amendment application. The study concludes that the site can accommodate limited commercial development on private water and septic services. The site meets the considerations for on-site sewage disposal systems with daily design sanitary sewage flows of less than 10,000 litres a day. While the findings conclude that the existing well water supply is mineralized and considered non-potable, it is the professional opinion of GEMTEC that the site can accommodate limited commercial development on private water and septic services. The report provides both water supply and septic system recommendations.

5.0 CONCLUSION

This Planning Rationale has been prepared in support of a zoning by-law amendment to enable the continued operations of Noel's Snow Inc. on the site municipally known as 4296 Anderson Road (the "Subject Site"). The zoning by-law amendment proposes to rezone the Subject Site to a suitable zone to facilitate the continued operation of the existing business. The amendment aims to rectify zoning non-compliances through notable site modifications that bring certain development conditions into legal compliance and recognize other existing development conditions.

This Planning Rationale along with the associated technical studies support the proposal to rezone the Subject Site.

Given the technical constraints identified on the Subject Site, the use of the site as a storage yard with limited commercial operations on site is seen as suitable. Furthermore, the existing use is demonstrated to be appropriate in consideration of the context of the surrounding rural area and the criteria for small-scale light industrial and commercial use identified in the Official Plan.

It is our assessment that the proposal to rezone the Subject Site is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan* and represents good land use planning.

NOVATECH



Devin Rajala
Planner| Planning & Development



Steve Pentz, MCIP, RPP
Senior Project Manager| Planning & Development

Appendix A

City of Ottawa Zoning By-law 2008-250 / 2026-50			
Zone: RG – Rural General Industrial to be rezoned from RU – Rural Countryside			
Land Use: Storage Yard with Accessory Maintenance Garages and Office			
Zone Provision	(By-law 2008-250) Required	(By-law 2026-50) Required	Provided
Lot Width, Minimum (m)	30	30	75.52m
Lot Area, Minimum (m ²)	4,000	4,000	4,604.89m ²
Front Yard Setback, Minimum (m)	15	15	15.37m
Rear Yard Setback, Minimum (m)	15	15	35.05m
Accessory Building Rear Yard Setback, Minimum (m)	1	1	0.32m
Interior Side Yard Setback, Minimum (m)	8	8	7.91m
Accessory Building Interior Side Yard Setback, Minimum (m)	8	1	0.77m
Principal Building Height, Maximum (m)	15	15	3.0m
Accessory Building Height, Maximum (m)	6	6	3.5m
Overall Lot Coverage, Maximum (%)	50	50	16%
Accessory Building Lot Coverage, Maximum (%)	5	5	13%
Vehicle Parking Spaces, Minimum			
Storage Yard	3	0	4
Dwelling Unit	1	0	1
Total	4	0	5



KEYPLAN
NOT TO SCALE

CONCEPTUAL SITE PLAN

4296 ANDERSON ROAD

PART OF LOT 16
CONCESSION 7 (OTTAWA FRONT)
Geographic Township of Gloucester
Now CITY OF OTTAWA

Noel's Ottawa Snow Inc.



No.	REVISION	DATE	BY
2	ISSUED WITH ZBA APPLICATION	APR 28/26	SP
1	PREPARED FOR DISCUSSION	JULY 17/25	KB

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ISSUED
APRIL, 2026
PROJECT No.
124156
DRAWING No.
124156-SP



SOURCE REFERENCE:
Legal & Topographic Information: Plan of Survey
Annis, O'Sullivan, Vollebakk Ltd. / Dec. 16, 2024 / MTM Zone 9, NAD-83 (CSRS)

Anderson Road
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16
(KNOWN AS ANDERSON ROAD)
AS WIDENED BY FENCING
PIN 04346 - 0081

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