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+ design

PLANNING RATIONALE

ZONING AMENDMENT & SITE PLAN CONTROL
SUBJECT SITE: 5360 BANK STREET



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This Planning + Design Rationale is prepared in support of a Zoning By-law Amendment Application for the proposed development at 5360 Bank Street.

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1.0 INTRODUCTION

Q9 Planning + Design has been retained by Percy Pyper (1997) to prepare a Planning Rationale in support of a Zoning By-law Amendment for the property known as 5360 Bank Street, Part of Lot 29, Concession 4, Geographic Township of Gloucester, City of Ottawa.

Percy Pyper (1997) Ltd received conditional approval for a severance on the subject property on February 10, 2023. The purpose of the consent was to sever off a 7.4 ha parcel of land as a lot addition to abutting lands at 5363 Albion Road, and to retain a 6.7 ha parcel known as 5360 Bank Street (D08-01-22/B-00356). A condition of the consent decision requires the owner to receive a Zoning By-law Amendment, to place the subject property in the appropriate zone.

The severance approved in 2023 expired, and a new severance was obtained and approved, dated May 2025. The same conditions apply.

The lands that are the subject of the Zoning By-law Amendment are currently zoned Rural Countryside (RU). The property sits closest to the intersection of Bank Street and Mitch Owens Road, with 46.7 metres of frontage onto Bank Street. The purpose of the Zoning By-law Amendment is to rezone the Rural Countryside portion of the property to a Rural General Industrial – exception (RG-X) zone to recognize the long standing uses on the site and allow them to continue. The subject lot has existing buildings used for storage and light industrial purposes, a use which have been in place since the 1950s. The owner wishes to continue the existing use, requiring a change of zone to permit the current uses on the proposed severed lot.

Applications submitted:

- [Minor Zoning By-law Amendment
- [Site Plan Control

2.0 SITE & CONTEXT

2.1 Site

The subject property is located on Bank Street with a civic address of 5360 Bank Street, described as Part of Lot 29, Concession 4, Geographic Township of Gloucester in the community of Osgoode, falling within the rural part of the City of Ottawa, as shown in Figure 1 below. The portion of the lot to be re-zoned (closest to the Bank Street frontage) is 67,517 square metres and is currently used for storage and light industrial purposes. The shape of the lot is irregular, as there are numerous smaller lots that border the property fronting onto Bank Street, which is the main access point. The lot is located approximately 660 metres north of the main intersection on Mitch Owens Road and Bank Street. There is a small area of floodplains which run through the property and some smaller non-evaluated wetlands on adjacent properties. The severed lot to be rezoned will fully encompass the identified floodplains to ensure the adjusted lot lines will not cut through the natural features on the lot. The surrounding lands to the North, East and South along Bank Street are a mix of rural residential and commercial and industrial zones, while the lands to the West are mainly comprised of Mineral Extraction zones and Rural General Industrial uses.



Figure 1: Site location

The legal description for the lands is: Part of Lot 29, Concession 4, Geographic Township of Gloucester, City of Ottawa

The following presents the site statistics:

- [Site Area (Subject to Rezoning): 67,517 m²
- [Total Site Area: 141,580.46 m² (1523957.86 ft²) (14.16 ha)
- [Site Frontage: 46.75 m (Bank Street)
- [Total Site Depth: irregular, ~813.3 m



Figure 2: Aerial of Site and Existing Conditions

The property consists of a storage shop/maintenance garage, a portable office, and a shed. Coverall domes are present north of the parking area for storage of salt and other aggregate material. A portion of the south of the site is rented out to CACE Construction for yard space, a portable site trailer used as an office, and coverall dome for storage of materials and equipment.

The industrial land use and building are considered legal non-conforming under the current zoning. However, it is the intention to proceed with a Zoning By-law Amendment to recognise the site as light industrial zone rather than the presently designated rural zoning.

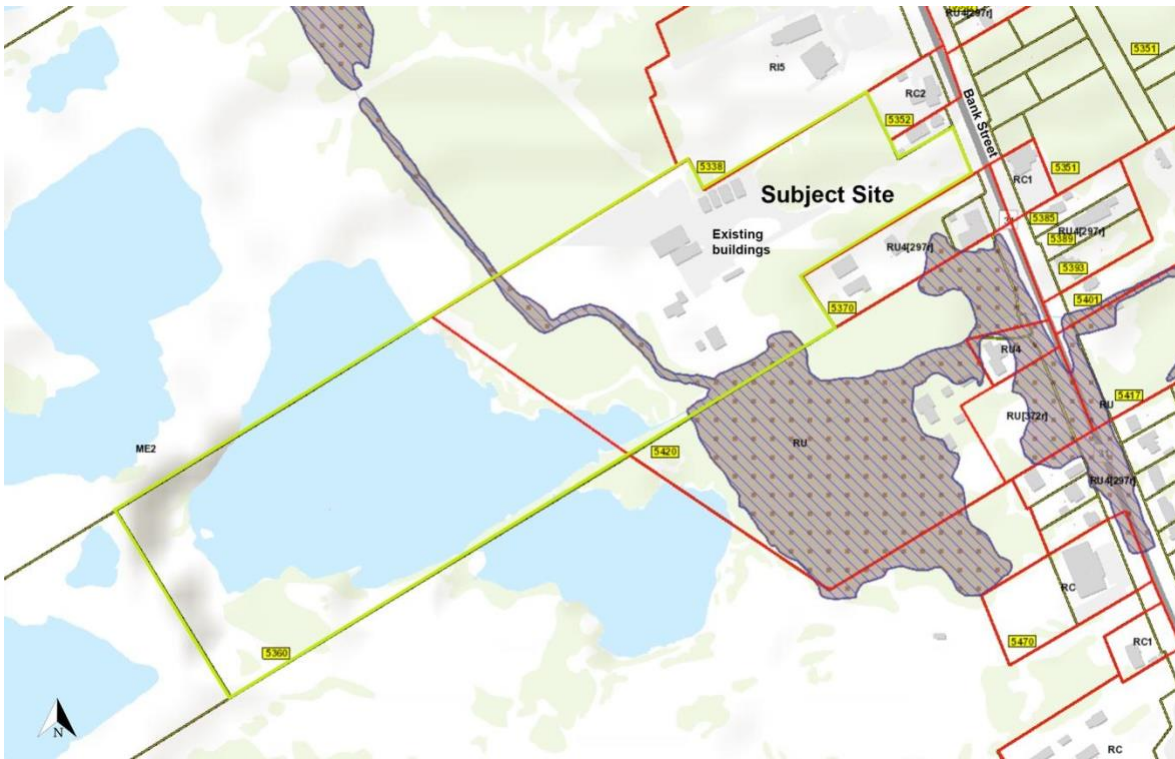


Figure 3: Aerial of Site and Existing Conditions with zoning

The subject property is currently split into two different zones, with the front portion on Bank Street identified as Rural Countryside (RU) and the rear, zoned as Mineral Extraction, Subzone 2 (ME2) in the City of Ottawa's Zoning By-Law Map. The zoning by-law amendment intends to rezone the portion of Rural Countryside (RU) to Rural General Industrial Zone (RG) to recognize the long standing uses on the site and allow them to continue.

The following provides images of the subject site:



Figure 4: Photo taken from entrance of subject site, looking west towards Bank Street



Figure 5: Existing structure on the subject site, looking north



Figure 6: Existing buildings and parking on the subject site, looking east



Figure 7: Portable office and parking, looking south

2.2 CONTEXT

The proposed development is located to the south of the intersection of Bank Street and Rideau Road and north of the intersection of Bank and Mitch Owens Road, Ward 20 Osgoode, in the City of Ottawa. The property is bounded to the west and north by a sand and gravel pit, the south by another gravel pit and a single detached dwelling which fronts onto Bank Street. To the east, on the other side of Bank Street, facing the subject property is a car detailing centre, other rural commercial/industrial uses exist along the Bank Street corridor with some single detached dwellings.

The following provides images of the surrounding context:



Figure X: Bank Street, looking east from entrance of subject property, across Bank Street



Figure X: Frontage of the subject site, the driveway in the foreground provides access to the subject property



Figure X: Bank Street, looking east, same side of the road subject site



Figure X: Context Map, and overview of uses in surrounding context (Source: Open Streets Map + Q9 markup)

3.0 PROPOSAL

3.1 Overview

The lands to be rezoned are currently zoned Rural Countryside (RU) zone, which does not accurately reflect the uses that occurred on the property for many years. As required by a condition of consent, the property is proposed to be rezoned to a Rural General Industrial – Exception (RG-x) zone to better recognize the current uses on the site and allow them to continue in the future. The RG zone allows a number of uses, however, only the following uses are proposed to be included in a site-specific zone:

- Heavy equipment and vehicle sales, rental and servicing
- Light industrial uses
- Retail store
- Service and repair shop
- Storage Yard
- Warehouse

These uses would recognize the existing light industrial uses, storage of equipment, shop/garage and associated uses on the site and allow them to continue. This zone would not be out of character with surrounding land uses that include industrial, automotive and aggregate uses, among other things.

The parking requirement for light industrial in Area D of Schedule 1A is 0.8 parking spaces per 100 m gross floor area. The bicycle parking for light industrial uses is 1 per 1000 m² of GFA. Therefore the subject site would require 14 vehicular parking spaces and 2 bicycle parking spaces.

3.2 BUILDING FORM, SETBACKS & STATISTICS

The industrial land use and buildings are considered legal non-conforming under the current zoning. However, it is the intention to proceed with a Zoning By-law Amendment to recognise the site as light industrial zone rather than the presently designated rural zoning. The following information and figures outline the existing buildings on the subject site:

Structure A - Salt Storage Dome: 127.05 m²
Structure B - Salt Storage Dome: 127.05 m²
Structure C - Salt Storage Dome: 91.4 m²
Structure D – Grain Storage Building 86.00 m²
Structure E – Storage Shop/Maintenance Garage 754.09 m²
Structure F – Precast Utility Building 9.25 m²
Structure G – Farm Shed 63.4 m²
Structure H – Portable Office Trailer 67.24 m²

Structure I – Portable Office Trailer 83.22 m²

Structure J – Storage Dome 237.92 m²

Total GFA: 1,646.62 m²

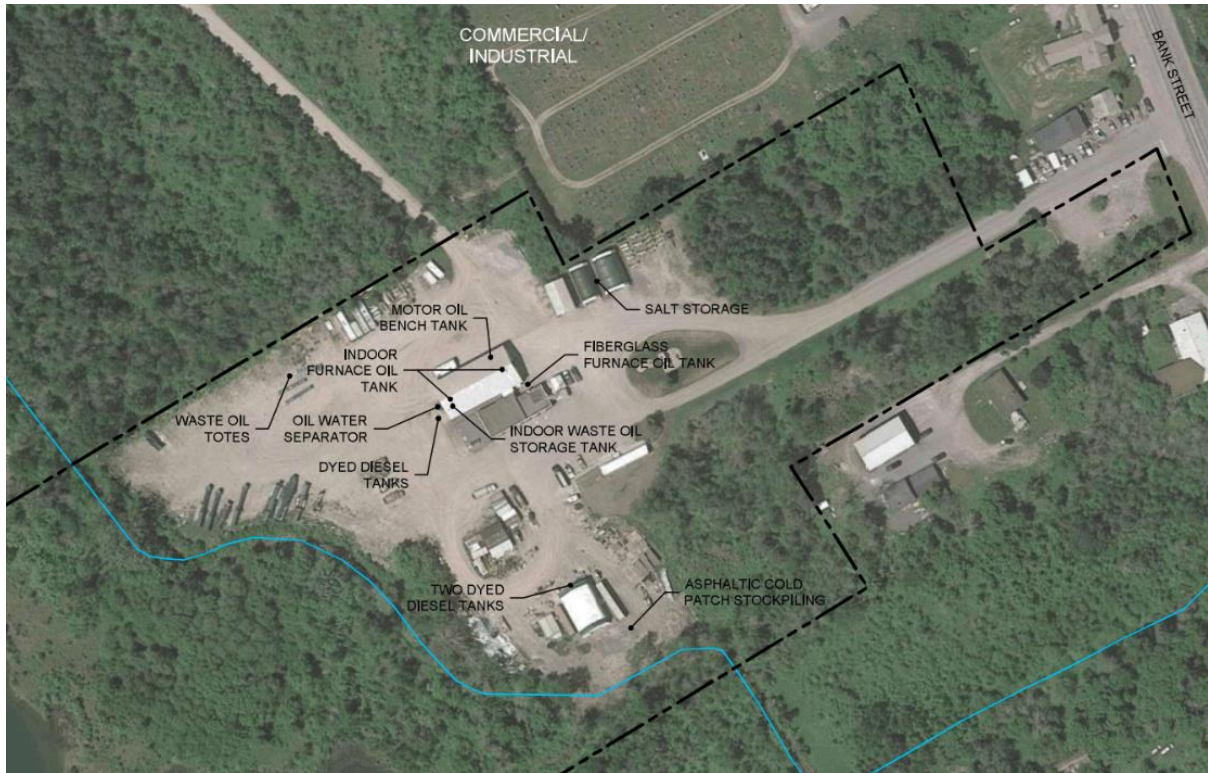


Figure X: Buildings on the subject site (Source: ESA Report, GEMTEC)



Figure X: Buildings on the subject site (Source: GJA Inc.)

The following tables outline the project statistics and the zoning review.

Zoning Review		
RG	Required	Existing
Lot Area	4,000 m ²	67,517 m ²
Lot Width	30 m	46.75 m
Front Yard Setback (Minimum)	15 m	>15 m
Interior Yard Setback (Minimum)	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)
Rear Yard Setback (Minimum)	15 m	>15 m
Maximum Proposed Height	15 m	<15 m
Lot Coverage (Maximum)	50%	<50%
Parking Required	14 parking spaces	>14 spaces
Outdoor Storage	Not permitted in front yard	No outdoor storage in front yard
Loading Space Requirements	1 loading spaces	1 loading space
Bicycle Parking Space Requirements	1 per 1000 m ² of GFA	2 spaces

PLACEHOLDER FOR SITE PLAN

4.0 POLICY AND REGULATORY CONTEXT

The redevelopment of 5360 Bank requires a Zoning By-law Amendment Application. The development application requires a thorough review of the applicable policies, the Provincial Policy Statement (PPS), the City of Ottawa Official Plan, the existing Zoning By-law, and lastly, any existing community plans or design guidelines that may be applicable.

This comprehensive review was performed in support of the Zoning By-law Amendment application.

The PPS (2024), sets out the parameters for development within the province of Ontario, essentially creating a roadmap for municipalities and developers on how to create and sustain liveable healthy communities. There are a number of components to this, including efficiency, affordability, accessibility, and various other factors. This Planning Rationale reviews the specific elements of the PPS that are applicable to this proposal.

3.1 PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in italics.

Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by

- . accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- . improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*

- . *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.3 - Settlement Areas and Settlement Area Boundary

Section 2.3 directs growth in Ontario's settlement area, particularly near strategic growth areas and major transit stations. It states that planning authorities shall establish minimum intensification and redevelopment targets to create complete communities within designated growth areas to ensure orderly development and sufficient infrastructure provision.

2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- . *efficiently use land and resources;*
- . *optimize existing and planned infrastructure and public service facilities;*
- . *support active transportation;*
- . *are transit-supportive, as appropriate; and*
- . *are freight-supportive.*

2.3.2.1 States that planning authorities shall consider the following for new settlement areas and boundary expansions:

- . *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- . *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- . *whether the applicable lands comprise specialty crop areas;*
- . *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- . *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- . *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- . *the new or expanded settlement area provides for the phased progression of urban development.*

[Comment: The subject land falls within the Rural Countryside of the Official Plan, outside of the small rural communities/villages. The proposed zoning amendment will not create any land use conflicts with the surrounding area as the current use has been existing since the 1950's with no compatibility issues. The surrounding area is characterized by rural, aggregate and industrial/commercial land uses, therefore the subject site fits contextually with the other Rural General Industrial and Mineral Extraction lots along

Bank Street and Albion Road. Section 1.6 speaks to infrastructure and public service facilities. The proposed zoning amendment of the lot will not affect the existing private individual well and septic systems as no new development is proposed at this time.

Section 2.5 Rural Areas in Municipalities

States that rural areas in municipalities should be healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- 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;*
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy*

4.3.2. States that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

[Comment: This section speaks to the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. The subject lands currently contain storage buildings and coveralls on the portion of the lot to be re-zoned. The rezoning will continue to build upon the surrounding rural area which is comprised of a mix of uses along both Bank Street and Albion Road, while promoting diversification of the economic base and employment opportunities as rezoning can allow the lot to expand if needed to meet the future demands of the city. The rezoning will continue to preserve the identified natural features of the lot, as there is no proposed development or adjustments to take place at this time and will ensure adequate buffers from the identified features if there is a need for future expansion. The size of the recently severed lot adheres to the provisions of the General Rural Industrial zone and will not affect the surrounding rural character but will better reflect the

uses that have been on the site for many years. The rezoning will not affect the Mineral Extraction zone and will continue to preserve the natural resources that may be found on the property.

Section 3.1 General Policies for Infrastructure and Public Service Facilities

1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) leverage the capacity of development proponents, where appropriate; and*
- c) are available to meet current and projected needs.*

2. Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

3. Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.

[Comment: This section speaks to infrastructure and public service facilities. A full servicing report was prepared and certain changes will take place on site in order to bring the site up to appropriate standards. Water supply will be provided by a 50 mm diameter service. Fire supply is provided by an on-site storage tank. The private septic system has been reviewed and designed by Paterson Group and there are no identified issues with the septic system.

Section 3.5 Land Use Compatibility

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Comment: This section speaks to land use compatibility and ensuring the intended uses fit appropriately within the context of the surrounding community. The subject land falls within the Rural Countryside of the Official Plan, outside of the small rural communities/villages. The proposed zoning amendment will not create any land use conflicts with the surrounding area as the current use has existed since the 1950's with no compatibility issues. The surrounding area is characterized by rural, aggregate and industrial/commercial land uses with the zoning amendment legalizing existing uses that are contextually appropriate with the other Rural General Industrial and Mineral Extraction uses along Bank Street and Albion Road.

4.2 Water

Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and crosswatershed impacts;*
- c) identifying water resource systems;*
- d) maintaining linkages and functions of water resource systems;*
- e) implementing necessary restrictions on development and site alteration to:*
 - 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
- f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
- g) ensuring consideration of environmental lake capacity, where applicable.*

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Comment: This section of the PPS speaks to the Wise Use and Management of Resources. The subject site is located in a rural area, where there are identified floodplains and natural features present. The proposed severance and lot to be re-zoned will fully contain the natural features present on the lot. Any future additional development will be required to ensure adequate setbacks from the identified features, ensuring preservation and protection of these natural resources. In order to address Section 2.1 of the PPS, an Environmental Impact Study was completed by Gemtec to assess the natural heritage features on the site. The study noted that no new development is proposed and concludes that,

provided the recommended mitigation measures are implemented, no natural heritage impacts are anticipated.

4.5 Mineral Aggregates

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible. 26 Provincial Planning Statement, 2024

4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.

[Comment: This section speaks to Mineral Aggregate Resources. The retained lands from the severance application, abutting the subject site to the west, fall within the Mineral Extraction zone. The current uses on the severed parcel are industrial in nature and are proposed to be re-zoned to an appropriate Industrial zone. The existing land uses are compatible with and will not have any negative impact on existing or future aggregate resources in this area. A Mineral Aggregate Resource Report was prepared in 2014 as well as a supplemental report in 2024. Both are conclusive in that the existing developed site does not create any impacts on nearby aggregate resources.

Section 5 of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The property does contain areas which

fall within the identified floodplains by the South Nation River Conservation Authority. Although part of the lands seeking the Zoning By-law Amendment falls within the identified floodplain area, they are located to the rear of the site and no development is proposed within these areas, consistent with the policies. The site does not present any known human-made hazards and there have been no documented sources of contamination on the property.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

3.2 OFFICIAL PLAN 2022

The City of Ottawa Official Plan was approved by City Council on November 24th, 2021 and has been approved by the Ministry of Municipal Affairs and Housing. The plan outlines the City's overall vision, goals, and objectives, while providing policies intended to accommodate growth and manage physical change into the year 2046. The Plan is based around the Five Big Policy Moves, outlined in the City's Strategic Plan, which is intended to help the City become the most liveable mid-sized city in North America over the next century.

Section 2: Strategic Directions

Section 2 provides the overall strategic directions of the new Official Plan, which is based around the Five Big Moves. The Five Big Moves are the foundational basis on which Official Plan policies will work towards a more liveable city, calling for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development.

[Comment: The proposed development is well-suited to help achieve the big policy moves, firstly by accommodating employment and economic stability in the rural area, and secondly by fostering opportunity for future growth through intensification of an existing site, by permitting the existing uses and allowing it to continue to operate in the future.

Section 2.2.2(6) speaks to protecting and preserving areas for clusters of economic activities that cannot be integrated with sensitive land uses. These uses tend to be manufacturing, construction, storage, trades and logistics related. Many of these land intensive, high-impact uses are also located within the rural area.

Section 3: Growth Management Framework

Section 3 provides a growth management framework that directs various types of growth appropriately in order to accommodate projected population and employment growth. Most growth is anticipated to occur in the urban area, which is the built-up area where existing development is located and the greenfield area of vacant lands at the periphery of the urban area. Within the urban area, there are six different transect areas representing different contexts. Growth is expected to be accommodated in these transect policy areas in a manner that supports 15-minute communities. The balance of growth (7%) is to occur in the rural area. In order to accommodate anticipated population and job growth, an increasing amount of growth is to be absorbed through intensification.

The subject site is designated Rural Countryside with a Natural Heritage features overlay as seen on Schedule C11-C. The Rural Countryside is made up of a variety of low-intensity uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses such as golf courses, vacation properties or bed and breakfasts.

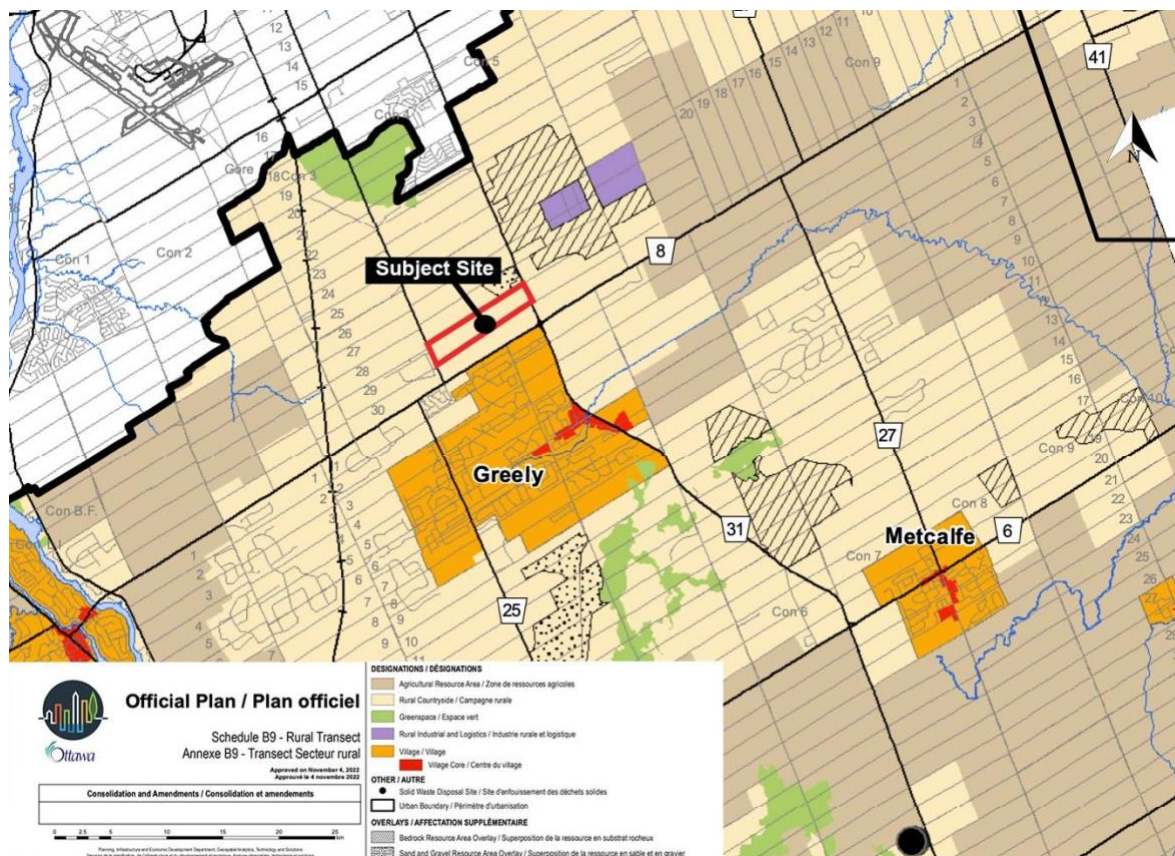


Figure X: City of Ottawa Official Plan, Schedule B9 Rural Transect

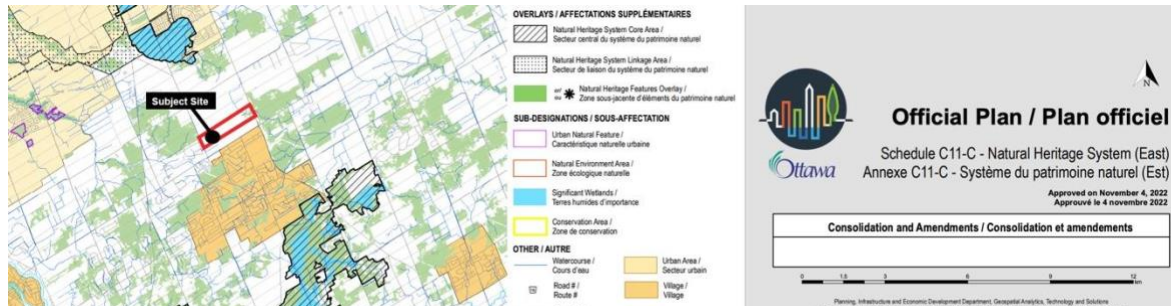


Figure X: City of Ottawa Official Plan, Schedule C11-C Natural Heritage System (East)

Section 9.2 Rural Countryside

Section 9.2.2 lists the uses permitted within the Rural Countryside that the City feels will help strengthen the rural economy as:

- . Forestry, conservation and natural resource management activities;
- . Agriculture, agriculture-related and on-farm diversified uses;
- . Residential uses according to the policies of this plan;
- . Animal services boarding, breeding and training and equestrian establishments;
- . Bed and breakfasts;
- . Utility Installations;
- . Cemeteries; and
- . Sand and gravel pits.

The purpose of the Zoning By-law Amendment is intended to allow the continuation of the existing legal non-conforming industrial use of the subject site. The Zoning By-law Amendment will place the site in a Rural General Industrial zone. The Official Plan states that, “Subject to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit, the following uses may be permitted:

Small scale light industrial and commercial uses where all of the following criteria are met:

- 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;
- ii) The lands are within 200 metres of an arterial or collector road and can be safely accessed;
- 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 is insufficient opportunity for these types of uses to be established within the Village;

- iv) The lands are not adjacent to lands designated as Agricultural Resource Area;
- v) The development can be supported by services available according to applicable provincial regulations;
- 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;
- 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.

Comment: The existing industrial uses on the lot is consistent with the above policies as they are appropriate and existing uses in a rural area with the lot fronting to an arterial road. Although the lot falls within a 1 km range from the village of Greely, the village is small and comprised mainly of residential lots, leaving no room for this type of use within the village. Further, the sheer land size required for the type of use and the synergy with the nearby aggregate supports that the use is not better situated in the village. The proposed use is better suited on lands outside a village or urban area and is better directed to rural lands. There are no adjacent agricultural areas identified, and the scale of the existing and any potential future development is compatible with surrounding industrial and extractive land uses.

Section 5.6.4 Natural Heritage Overlays

Section 5.6.4 of the Plan speaks to the Natural Heritage Overlays identified on schedule C11-C, and recognizes the following as part of the natural heritage features within the overlay as:

- . *Significant wetlands;*
- . *Habitat for endangered and threatened species;*
- . *Significant woodlands;*
- . *Significant valleylands*
- . *Significant wildlife habitat;*
- . *Areas of Natural and Scientific Interest;*
- . *Urban Natural Features;*
- . *Natural Environment Areas;*
- . *Natural linkage features and corridors;*
- . *Groundwater features; k) Surface water features, including fish habitat; and*
- . *Landform features.*

Comment: The intent of the Overlay is to protect the natural features which may be identified on the subject property and to limit development which could impact these features. An Environmental Impact Study has been

completed to evaluate the natural heritage features. The report concludes that no negative impacts are anticipated on the natural heritage features provided the identified mitigation measures are implemented on site.

Section 10: Protection of Health & Safety

Section 10.1.3 speaks to Areas Vulnerable to Flooding Under Climate Change. A climate change flood vulnerable area is the area between the 1 in 100-year flood plain and the climate change scenario flood limit. For the purposes of these policies the climate change scenario flood limit is the 1 in 350-year flood plain. Provincial policies and regulations provide for limiting or prohibiting development on lands located in the 1 in 100-year flood plain. However, local climate projections indicate increasing trends in climate parameters that influence riverine flooding such as precipitation and temperature. These trends suggest an increased risk of extreme flooding that exceeds the 1 in 100-year flood event. While the magnitude and frequency of future extreme flood events are difficult to predict given the variability of climate conditions and their impacts on the watershed of each riverine system, the following policies protect people and property from the increased risk of extreme flooding events. To address these risks, risk mitigation measures for new development within climate change flood vulnerable areas will be required.

Policy 10.1.3.3 states that where lands located in a climate change flood vulnerable area are subject to site plan control or plan of subdivision applications, flood risk will be evaluated, and mitigation measures will be applied as part of the planning and design of the site. These measures will be determined through the servicing studies required as part of the development approvals process.

Comment: Currently no development is being proposed as part of the Zoning By-law Amendment application. If future development is proposed, the appropriate review mechanisms through the site plan process will be available.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Official Plan.

3.3 CITY OF OTTAWA ZONING BY-LAW

The City of Ottawa Zoning By-law zones this site as split zoned, RU - Rural Countryside and ME2, Mineral Extraction, Subzone 2 (ME2), under the City of Ottawa's By-law 2008-50. The Zoning By-law Amendment intends to rezone the portion of Rural Countryside to General Rural Industrial zone to recognize the long standing uses on the site and allow them to continue.

This amendment would recognize the existing light industrial uses, storage of equipment, shop/garage and associated uses on the site and allow them to continue. This zone would not be out of character with surrounding land uses that include industrial, automotive and aggregate uses, among other things.

The following figure outlines the existing buildings and zoning on the subject site:

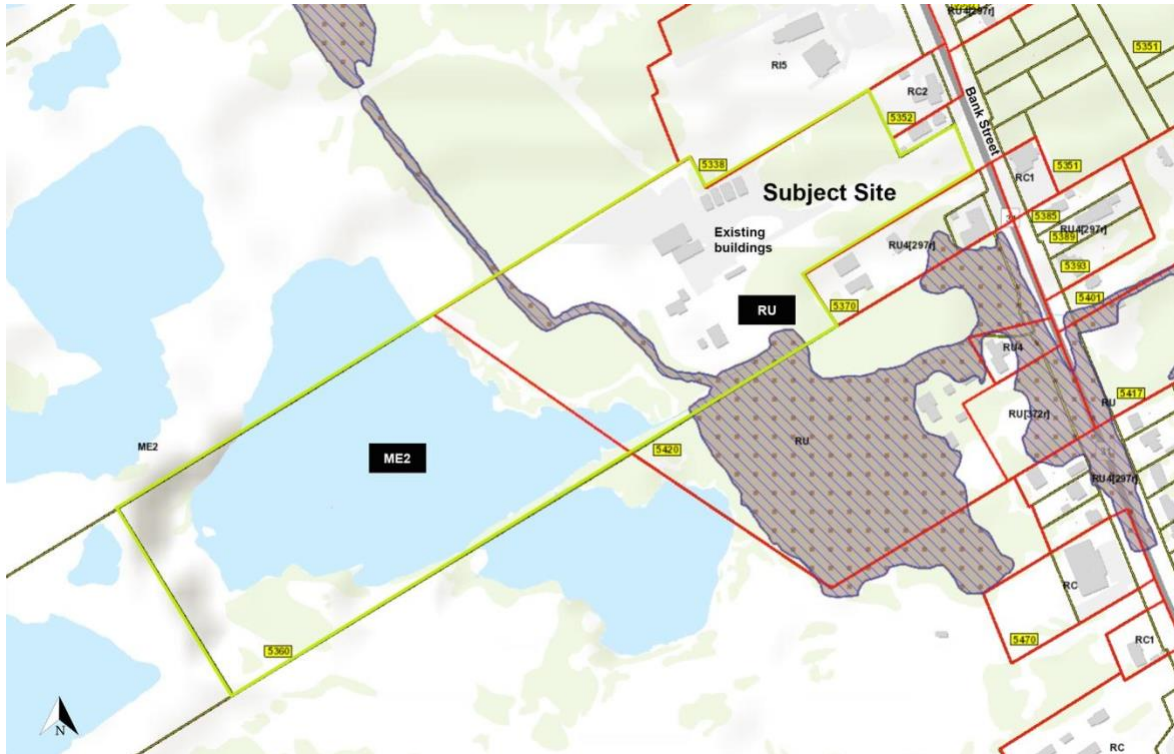


Figure X: Map showing existing zoning

The details of the zoning are provided below:

The Rural General Industrial Zone, (RG) permits a wide range of *accommodate a range of light industrial uses and limited service commercial uses for the travelling public.*

The proposed Rural General Industrial Zone, Special Exception (RG-X) is to allow a number of uses, however, only the following uses are proposed to be included in a site-specific zone:

- Heavy equipment and vehicle sales, rental and servicing
- Light industrial uses
- Retail store
- Service and repair shop
- Storage Yard
- Warehouse

The following tables outline the project statistics and the zoning review.

ZONING REVIEW		
RG	REQUIRED	EXISTING
Lot Area	4,000 m ²	67,517 m ²
Lot Width	30 m	46.75 m
Front Yard Setback (Minimum)	15 m	>15 m
Interior Yard Setback (Minimum)	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)
Rear Yard Setback (Minimum)	15 m	>15 m
Maximum Proposed Height	15 m	<15 m
Lot Coverage (Maximum)	50%	<50%
Parking Required	17 parking spaces	>17 spaces
Outdoor Storage	Not permitted in front yard	No outdoor storage in front yard
Loading Space Requirements	1 loading spaces	1 loading space
Bicycle Parking Space Requirements	1 per 1000 m ² of GFA	2 spaces

5.0 PLANNING ANALYSIS AND RATIONALE

The existing industrial uses on the subject site align with the intent and objectives of the broader planning policies, as they reflect appropriate land use for a rural setting. The site's location, fronting an arterial road, positions it in a way that is compatible with industrial activities, which typically require access to major transportation routes. This is consistent with policy directions that encourage industrial development to occur in areas with adequate infrastructure and road access, particularly in rural or transitional areas where land is available and suitable for such uses.

Although the lot is located within 1 km of the village of Greely, the village is predominantly residential, with limited opportunities for industrial or similar uses. The size and character of Greely leave little to no capacity for light industrial activities, especially those involving outdoor storage or larger-scale operations that are better suited to rural settings. Greely's residential character and land use patterns reinforce the need to direct industrial uses outside the village boundary to minimize conflicts with residential areas and to preserve the character of the village.

Furthermore, the proposed light industrial use, specifically a storage yard, is inherently more appropriate in a rural context. Storage yards and other light industrial uses are typically more compatible with rural land, as they do not generate the same level of impacts (such as noise or traffic congestion) that might be detrimental in more densely developed areas like villages or urban centers. The rural location also provides the space needed for such uses to operate effectively without intruding upon residential or agricultural zones.

The absence of adjacent agricultural designations further supports the suitability of industrial uses on this parcel. Without agricultural land in proximity, there are fewer concerns about land use conflicts, particularly those related to farming activities or agricultural land preservation policies. The surrounding context is characterized by industrial and extractive operations, meaning that the proposed development will not introduce incompatible uses or alter the prevailing land use pattern.

In conclusion, the existing industrial use, along with any proposed future development, is consistent with rural land use policies and aligns with both the surrounding land use context and the broader planning framework, making it an appropriate and beneficial development for this location.

The existing industrial uses on the lot will consistent with the majority of the above policies as they are appropriate and existing uses in a rural area with the lot fronting to an arterial road. Although the lot falls within a 1 km range from the village of Greely, the village is small and comprised mainly of residential lots, leaving no room for this size of use within the village. This particular industrial use is better suited on lands outside a village or urban area and is better directed to rural lands. There are no adjacent agricultural areas identified, and the scale of the existing and any potential future development is compatible with surrounding industrial and extractive land uses.

6.0 SUPPORTING PLANS AND STUDIES

5.1 PRELIMINARY AGGREGATE RESOURCE STUDY

A Preliminary Aggregate Resource Study was completed by Paterson Group in August 2014 for the properties known as 5310 and 5362 Bank Street, now known as 5360 Bank Street. The purpose of the study was to determine the overburden aggregates of the various materials recovered from the test pits and to provide an assessment of the viability of the suggested aggregate reserve within the ME2 zone on the site, for future extraction in the overburden materials. The main findings from the study indicate that there is no viable aggregate in the vicinity of the severed lot that would be affected by the severance and zoning amendment.

A supplemental Aggregate Resource Study was undertaken by Milestone Aggregate Consulting Services, dated June 2024. The supplemental report agrees with the conclusion of the 2014 report.

5.2 ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement was completed by Gemtec, dated October 1 2024. The purpose of the study was to identify impacts to the natural heritage features on the site and within 120 metres beyond the property boundary. Based on the results of the analysis, any anticipated impacts to the natural environmental are to be minimal as long as mitigation measures are implemented.

In conclusion to the report, no significant impacts to the natural heritage features identified on the site would be affected by the proposed severance, provided the recommended mitigation measures are implemented for any future development.

5.3 ENVIRONMENTAL SITE ASSESSMENT (PHASE 1 AND PHASE 2)

An Environmental Site Assessment was completed by Gemtec in October 2023 for 5360 Bank Street. As part of the Phase Two ESA investigation, a total of seven boreholes were advanced with a Geoprobe drill rig to enable soil quality sampling and five groundwater monitoring wells were installed. A total of 16 soil samples and six groundwater samples were collected and analyzed for the contaminants of potential concern.

Based on the analytical results of the Phase Two ESA, GEMTEC offers the following conclusions:

- [The overburden observed at the Site during the subsurface investigation was generally described as glacial till consisting of sand and gravel, some silt, trace clay. The glacial till also contained cobbles and boulders.
- [The reported concentrations of all soil and groundwater samples were compared to the MECP Table 2 and Table 8 SCS.
- [The reported concentrations of all soil samples met the applicable Table 2 SCS and minor EC exceedances of Table 8 SCS were noted.
- [The reported concentrations of all groundwater samples met the Table 2 and Table 8 SCS.
- [No further environmental work is recommended at this time.

7.0 CONCLUSION

The applicant is seeking a Zoning By-law Amendment for a portion of the subject property known as 5360 Bank Street comprising of 67,517 square metres; this area has been severed from the balance of the site through a consent application which has been filed to the Committee of Adjustment. A condition of the approval was a rezoning of the site to an appropriate compatible zone. The lot is currently zoned Rural Countryside, but has existed with light industrial/ commercial storage uses since the 1950's. The owner is seeking Zoning By-law Amendment from Rural Countryside to General Rural Industrial in order to legally continue its existing uses. The severance application and associate rezoning will ensure continued preservation of the identified Mineral Extraction lands, while continuing to provide the light industrial/ commercial use to the rural community.

The proposed zoning amendment is consistent with the policies in the 2024 Provincial Policy Statement and meets the intent of the policies in the City of Ottawa's Official Plan and Zoning By-Law. It is the collective result of the reports and plans, along with Q9's planning review, that the proposal is considered good land use planning and is supported from a planning perspective.

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