



**Stantec Consulting Ltd.**  
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Ottawa ON K2C 3G4

July 14, 2023

Project/File: 160401865

**Luke Teeft**

Planning, Real Estate and Economic Development Department  
City of Ottawa  
110 Laurier Avenue W., Ottawa  
ON K1P 1J1

Dear Luke,

**Reference: Planning Brief in support of a Zoning By-law Amendment application - 5134 Piperville Road**

Stantec Consulting Ltd. (“Stantec”) is retained by Hydro Ottawa Limited (“HOL”) for the provision of land use planning services in support of a proposed zoning by-law amendment for a portion of the property described municipally as 5134 Piperville Road. HOL has entered into a conditional agreement to purchase the portion of the noted property subject to a proposed zoning by-law amendment (“subject site”), and this arrangement is being facilitated through a severance that was granted provisional consent by the City of Ottawa Committee of Adjustment on December 16, 2022 (City File Numbers D08-01-22/B-00296). The registered owner of the property has their primary residence on the land that is to be retained, which represents an area of 48,843.88 m<sup>2</sup>, whereas the land to be severed and purchased by HOL has an area of 16,397.48 m<sup>2</sup>.

HOL is proceeding with the purchase of the severed land for the purpose of constructing a municipal transformer station (“MTS”). The existing HOL MTS in the area does not have the capacity to meet anticipated future demand in this part of the city and so the new MTS will address service requirements and also strengthen the overall reliability of the distribution system to safeguard against extreme weather events. Abutting the subject site to the east is an existing hydro transmission corridor that the proposed MTS will connect to.

Condition 1 of the granted provisional consent requires the subject site to be rezoned to prohibit residential land use and to implement the O1P zone, which is the Hydro Corridor Subzone of Zoning By-law 2008-250, a subzone specific to hydro corridors and related utility infrastructure. Accordingly, pre-application consultation was held with city planning staff on June 22, 2023, where it was confirmed that the application type would be a minor zoning by-law amendment, and that the extent of the submission requirements included a planning brief and the draft reference plan, which has since been deposited as Plan 4R-35559. This brief represents the required planning brief in support of a complete application.

**Severance Overview**

Provisional consent was granted on December 16, 2022, to facilitate the creation of a vacant parcel of land intended for the future development of a HOL MTS – see severance details in Table 1 and Figure 1. Condition 1 of the provisional consent requires the severed lands be rezoned to prohibit residential uses and to implement an appropriate zoning for the proposed future land use. This condition was added to the

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decision at the request of city planning staff in their November 28, 2022, report to the Committee of Adjustment, and represents a common condition of provisional consent for rural severances per Official Plan Policy 2 of Section 9.2.3.

Table 1. Severance details

	Property	To be Severed	To be Retained
Land Description	PART OF LOT 11, CONCESSION 8 (OTTAWA FRONT) PIN: 04325-0218	Parts 3 and 4 of Plan 4R-35559	Parts 1 and 2 of Plan 4R-35559
Land Use	Existing Residential	Future Public Utility (HOL municipal transformer station)	Existing Residential
Land Area	65,241 m <sup>2</sup>	16,397.48 m <sup>2</sup>	48,843.88 m <sup>2</sup>
Road Frontage	156.81 m	58.4 metres	98.41 metres
Ownership	Luc and Julie Martin	Under APS for transfer to HOL	Luc and Julie Martin

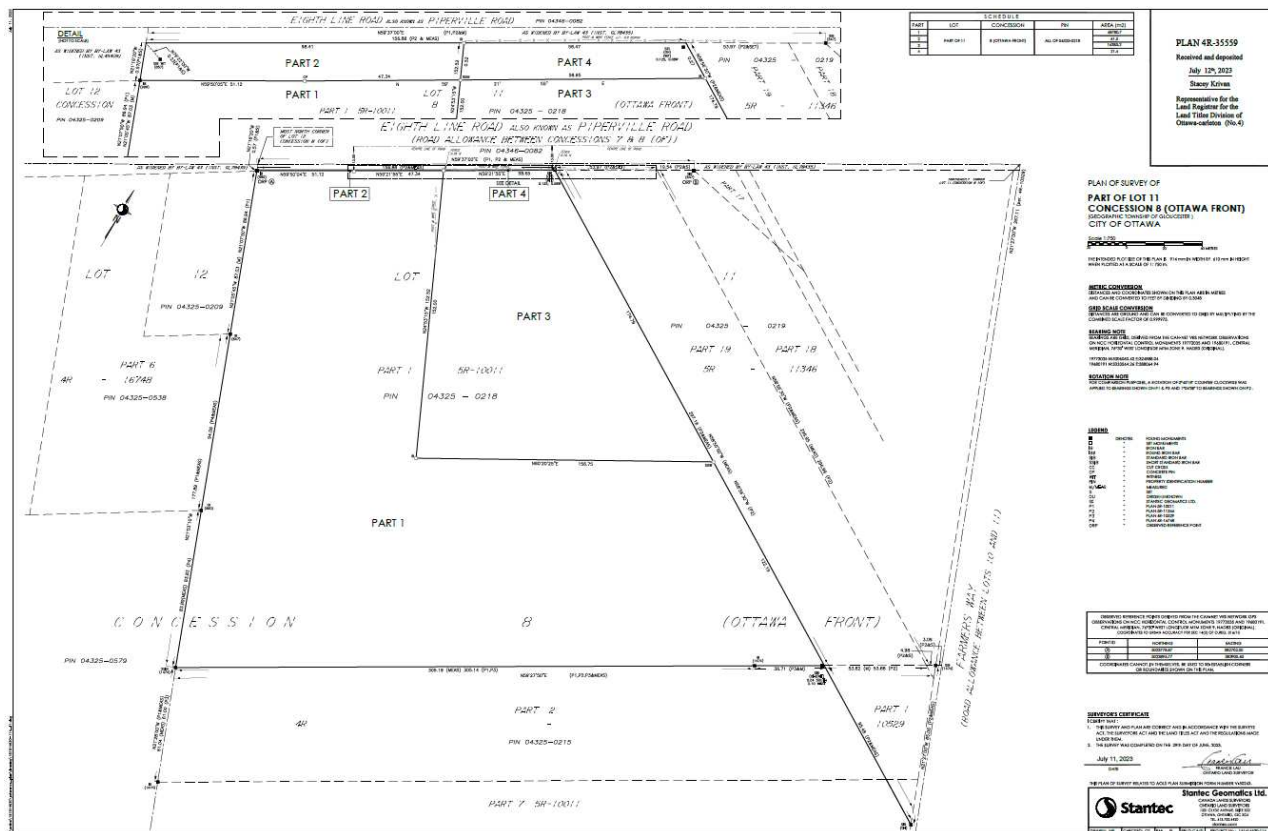


Figure 1. Plan 4R-35559 (Stantec Geomatics Ltd.)

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## Site & Surrounding Context

The subject site, being the lands to be severed, are in the city's Rural Policy Area, within Ward 19 – Cumberland, and more specifically, southwest of the intersection of Piperville Road and Farmers Way. This area of the city is characterized by a rural setting of agricultural land, naturalized area, and limited residential development on primarily private services (municipal water is available along this stretch of Piperville Road).

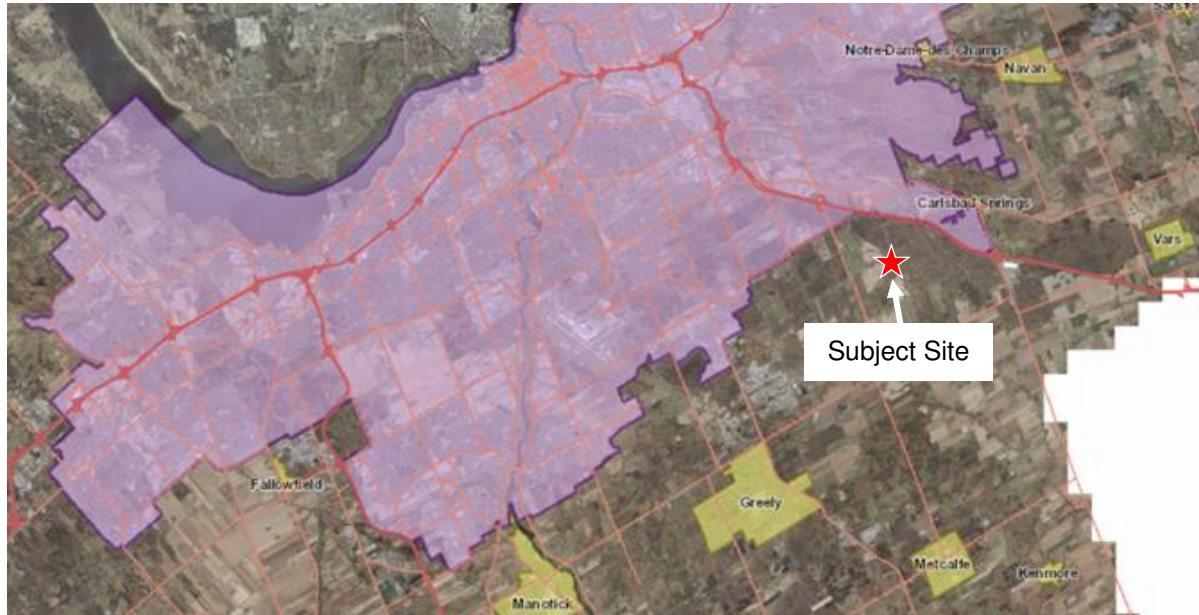


Figure 2. Location plan

The site is located on the south side of Piperville Road and consists of naturalized land. Historical air photos from GeoOttawa show that the entirety of the site's frontage for a depth of approximately 95 metres was cleared of any trees and shrubs from at least 1976 until the early 2000s, at which point the land was left fallow and has seen sparse regrowth of shrubs and trees over the last two decades. The following uses, features, and properties surround the site:

*North:* Residential lots (5115, 5123, 5131 & 5137 Piperville Rd.) and naturalized area (4468 Farmers Way)

*East:* Hydro One Networks Inc. electrical transmission corridor (5134 Piperville Road – same address as the subject site)

*South:* Naturalized area associated with a residential lot (4620 Farmers Way)

*West:* Naturalized area associated with residential lots (5110 & 5100 Piperville Road) and an agricultural lot (4700 Farmers Way)

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Figure 3. Surrounding context

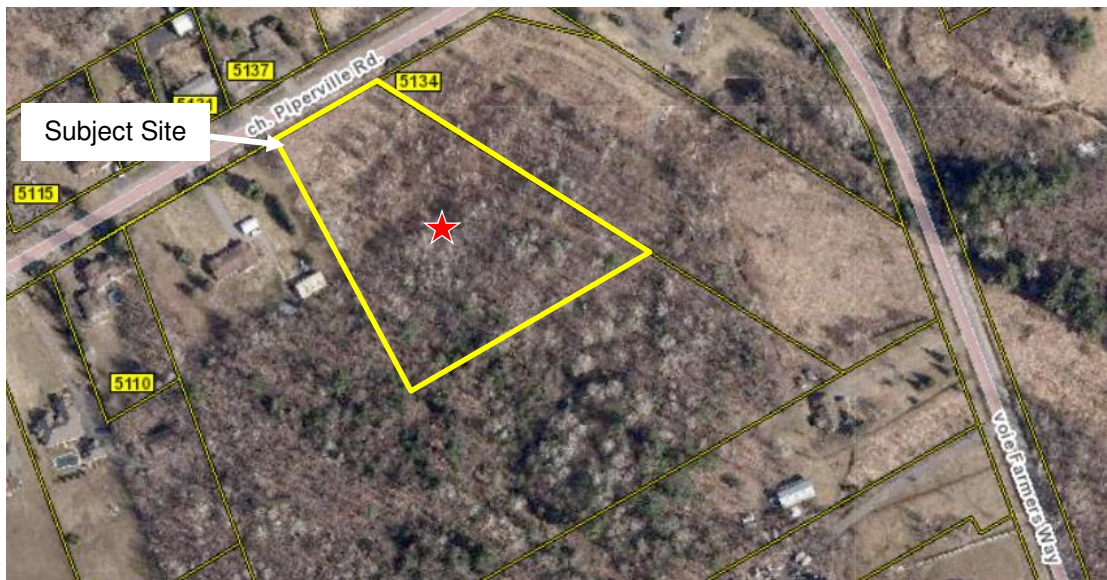


Figure 4. Site context

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The below description details the site-specific context:

*Area:* 16,397.48 m<sup>2</sup>

*Frontage:* 58.47 m

*Legal Desc.:* Part of Lot 11, Concession 8 (Ottawa Front), City of Ottawa (subject to change once the severance is perfected)

PIN: 04325-0218

*Official Plan:* Land Use Designation – Rural Countryside

*Zoning:* RU – Rural Countryside Zone

### **Proposed Municipal Transformer Station**

The site is to be developed with a HOL MTS that is to be approved through a Class Environmental Assessment (“Class EA”) under the Environmental Assessment Act. The existing HOL MTS in the area does not have the capacity to supply anticipated future demand and so the new MTS will address service requirements and strengthen the overall reliability of the distribution system to safeguard against extreme weather events. Abutting the subject site to the east is an existing hydro transmission corridor that the proposed MTS will connect to. As part of the Class EA process potential effects of the project will be examined at length through detailed technical study. The project is anticipated to take approximately five to seven years from initial planning until electrification, with the current status being mid-way through the timeline.

### **Official Plan**

Section 4.11 of the Official Plan (“OP”) contains policies for Generally Permitted Uses, which are land uses permitted within all land use designations, subject to specific policies set out within the section and within other applicable sections of the OP. Policy 8 of Section 4.11 identifies a public utility as a Generally Permitted Use, which includes the proposed MTS.

The site is designated Rural Countryside on Schedule B9 – Rural Transect of the Official Plan (“OP”). Section 9.2 of the OP contains policies for the Rural Countryside designation, with subsection 9.2.2 listing Utility Installations as a permitted use.

### **Proposed Zoning By-law Amendment**

The site is currently zoned RU – Rural Countryside zone and the proposed zoning by-law amendment is for the purpose of rezoning the site to prohibit residential land use and to implement the O1P zone. The O1P zone is the Hydro Corridor Subzone of Zoning By-law 2008-250, a subzone specific to hydro corridors and related utility infrastructure. The rezoning is a requirement per Condition 1 of the granted provisional consent for the property, and originates from Policy 2 of Section 9.2.3 of the Official Plan, which states:

*Where the creation of less than three lots is proposed for a non-residential use, the Zoning By-law shall permit for non-residential uses prior to the application for a consent*

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*to sever and the City may require an amendment to the Zoning By-law to prohibit residential uses as a condition of severance (Official Plan, 9.2.3.2).*

The proposed rezoning is appropriate to reflect the planned use of the land as a utility installation. With respect to zoning provisions, per Section 91(1)(f) of the zoning by-law, utility installations that are subject to the requirements of the Environmental Assessment Act are permitted in all zones, and are not subject to the provisions of Zoning By-law 2008-250. Notwithstanding this exemption, the subject site will be designed in a manner which accounts for matters of compatibility and sustainability, with direction on site design and mitigation measures taken from the technical studies being completed as part of the Class EA approval process.


### Conclusion

The proposed zoning by-law amendment will prohibit residential land use and implement the O1P zone on the subject site, which is appropriate for ensuring the site's zoning reflects the intended ultimate use of the site, being a municipal transformer station. It is our opinion that that the proposed zoning by-law amendment represents good land use planning that is in the public interest and that conforms to applicable planning policy. Accordingly, we recommend the application be approved.

Respectfully,

**STANTEC CONSULTING LTD.**

Prepared by:

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