



Engineers, Planners & Landscape Architects

Engineering

- Land/Site Development
- Municipal Infrastructure
- Environmental/Water Resources
- Traffic/Transportation
- Recreational

Planning

- Land/Site Development
- Planning Application Management
- Municipal Planning
- Urban Design
- Expert Witness (OLT)
- Wireless Industry

Landscape Architecture

- Streetscapes & Public Amenities
- Open Space, Parks & Recreation
- Community & Residential
- Commercial & Institutional
- Environmental Restoration

6158 Rideau Valley Drive Planning Rationale

Prepared for: Millers Group

Engineering excellence.

Planning progress.

Liveable landscapes.

6158 Rideau Valley Drive

Ottawa, Ontario

Planning Rationale

in support of a

Minor Zoning By-law Amendment Application

Prepared By:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

July / 15 / 2024

Novatech File: 121265
Ref: R-2024-082

July 15, 2024

City of Ottawa
Planning, Development and Building Services Department
110 Laurier Avenue West
Ottawa, ON, K1P 1J1

Attention: Jeff Ostafichuk, Planner, Development Review – Rural Branch

**Reference: Minor Zoning By-law Amendment Application
6158 Rideau Valley Drive
Our File No.: 121265**

The following Planning Rationale has been prepared in support of a Minor Zoning By-law Amendment application to bring the existing home-based businesses at 6158 Rideau Valley Drive (the "Subject Property") into compliance with the requirements of the City of Ottawa's Zoning By-law. 6158 Rideau Valley Drive is legally described as Part of Lot 13, Concession BF, AKA Concession ABF, being Parts 2 and 4 on 5R6592, Except Part 1 on 4R18840, Ottawa (PIN: 039090149).

The Subject Property is designated Agriculture Resource Area on Schedule B9 of the City of Ottawa Official Plan. The property is dual-zoned Agricultural (AG), and Agricultural, Rural Exception 147 (AG[147r]) by the City of Ottawa Zoning By-law 2008-250.

It is proposed to bring the existing home-based businesses on the property into compliance with the requirements of the City of Ottawa's Zoning By-law for home-based businesses. No changes to the current use of the property are proposed by the Minor Zoning By-law Amendment application.

This Planning Rationale examines the location and context of the Subject Property, provides a description of the proposed development, details the proposed Zoning By-law Amendment, sets out the planning policy and regulatory framework of the site, and makes a recommendation on the Zoning By-law Amendment.

Should you have any questions regarding any aspect of this application please feel free to contact us at your earliest convenience.

Yours truly,

NOVATECH



Ryan Poulton, M.P.L., MCIP, RPP
Project Planner

Table of Contents

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	2
2.1	Description of Subject Property	2
2.2	Site Location and Community Context.....	3
2.3	Planning Context.....	3
2.4	Linkages and Transportation Framework	6
3.0	PRE-APPLICATION CONSULTATION PROCESS AND MEETING MINUTES	7
3.1	City's Pre-consultation Meeting Minutes.....	7
3.2	Additional Requested Zoning Provisions	10
4.0	PROPOSED ZONING BY-LAW AMENDMENT.....	10
5.0	PLANNING POLICY AND REGULATORY FRAMEWORK	11
5.1	Provincial Policy Statement	11
5.2	City of Ottawa Official Plan	14
5.2.1	<i>Strategic Directions.....</i>	<i>14</i>
5.2.2	<i>Rural Transect</i>	<i>15</i>
5.2.3	<i>Agriculture Resource Area.....</i>	<i>16</i>
5.2.4	<i>City-Wide Policies.....</i>	<i>17</i>
5.2.5	<i>Protection of Health and Safety.....</i>	<i>20</i>
6.0	CONCLUSION.....	20

Appendices

Appendix A:	Concept Plan
Appendix B:	Proposed Zoning By-law Amendment

Figures

Figure 1. Aerial Photo of Subject Property	2
Figure 2. Official Plan Schedule A Excerpt	4
Figure 3. Official Plan Schedule B9 Excerpt	4
Figure 4. Official Plan Schedule C11-B Excerpt.....	5
Figure 5. Official Plan Schedule C15 Excerpt	5
Figure 6. Official Plan Schedule C9 Excerpt	6
Figure 7. Official Plan Schedule C13 Excerpt	7
Figure 8. Areas of Outdoor Storage	9

1.0 EXECUTIVE SUMMARY

The Owners of 6158 Rideau Valley Drive (the “Subject Property”) are filing an application for rezoning to bring the existing home-based businesses on the Subject Property into compliance with the requirements of the City’s of Ottawa’s Zoning By-law. Site-specific zoning provisions are proposed through a minor Zoning By-law Amendment application. No changes to the current use of the property are proposed.

A complete review of the planning policy framework was completed. This included a review of the policies of the Provincial Policy Statement, and the policies of the City of Ottawa’s Official Plan.

This Planning Rationale concludes the existing home-based businesses are consistent with the policies of the Provincial Policy Statement and conform to the policies of the City of Ottawa’s Official Plan.

It is demonstrated the existing home-based businesses are compatible with surrounding development, appropriate for the development of the Subject Property, and represents good land use planning.

2.0 INTRODUCTION

The following Planning Rationale has been prepared in support of a Minor Zoning By-law Amendment application to bring the existing home-based businesses at 6158 Rideau Valley Drive (the “Subject Property”) into compliance with the requirements of the City of Ottawa’s Zoning By-law. The Subject Property is within the Rural Transect, and is designated Agriculture Resource Area on Schedule B9 of the City of Ottawa Official Plan. The property is dual-zoned Agricultural (AG), and Agricultural, Rural Exception 147 (AG[147r]) by the City of Ottawa Zoning By-law 2008-250.

This Planning Rationale will demonstrate the proposed Minor Zoning By-law Amendment will:

- Be consistent with the policies of the Provincial Policy Statement (2020);
- Conform to the policies of the City of Ottawa Official Plan;
- Establish appropriate zoning standards for the Subject Property; and
- Be compatible with surrounding uses.

2.1 Description of Subject Property

6158 Rideau Valley Drive is located in the Rideau-Jock ward (Ward 21) of the City of Ottawa. The Subject Property is legally described as Part of Lot 13, Concession BF, AKA Concession ABF, being Parts 2 and 4 on 5R6592, Except Part 1 on 4R18840, Ottawa (PIN: 039090149). The Subject Property has an approximate area of 60.89 hectares, and approximately 168 metres of frontage along Rideau Valley Drive. The Subject Property is currently used for agriculture, and developed to accommodate a detached dwelling, a trucking and excavation home-based business, a snow removal home-based business, an on-farm diversified retail store, greenhouses, and accessory buildings.

Figure 1. Aerial Photo of Subject Property



There are four businesses that operate at 6158 Rideau Valley Drive, including:

- Millers Trucking and Excavation;
- R & S Snow Service;
- 2235666 Ontario Inc. (Millers Farm and Market) and;
- 2326524 Ontario Inc.

The two Ontario companies own 330 acres of land used for agriculture. These lands are primarily located along Rideau Valley Drive, and include the Subject Property. Millers Farm and Market is an on-farm diversified retail store that sells produce grown on site and landscaping supplies, including soil, mulch, and aggregates.

Millers Trucking and Excavation was founded to use farm vehicles and equipment when they are not seasonally in-use. This company hauls agricultural products for the farm on the Subject Property, and for other farms in the area. This company also hauls aggregates and soil. Off-season hauling of aggregates and soil primarily occur in April and May.

R & S Snow Services provides seasonal snow removal for residential and commercial customers in the Manotick area. This business also uses the existing farm vehicles and equipment when not seasonally in-use.

2.2 Site Location and Community Context

North: Immediately North of the Subject Property are three residential properties fronting onto the west side of Rideau Valley Drive, and lands used for agriculture. Further north is the Manotick Marina, Rideau View Golf Course, rural residential properties, and the Rideau River.

South: Immediately South of the Subject Property is a rural residential property fronting onto the west side of Rideau Valley Drive, and lands used for agriculture. Further south are several additional rural residential properties south of the Subject Property fronting onto the west side of Rideau Valley Drive.

East: East of the Subject Property is Rideau Valley Drive, rural residential lots that front onto the east side of Rideau Valley Drive, and the Rideau River.

West: West of the Subject Property are a mix of forested lands, rural residential lots, and lands used for agriculture. Lands west of the Subject Property are subject to the Sand and Gravel Resource Area Overlay. None of the lands subject to the Sand and Gravel Overlay are zoned mineral aggregate reserve (MR), nor zoned mineral extraction (ME). There are no licenced pits nor quarries associated with the Sand and Gravel Resource Overlay west of the Subject Property.

2.3 Planning Context

The policies of the Provincial Policy Statement and discussed in Section 5.1 of this Rationale.

6158 Rideau Valley Drive is within the Rural Transect of the City of Ottawa (see Figure 2). The Subject Property is designated Agriculture Resource Area on Schedule B9 of the City of Ottawa Official Plan (see Figure 3). The policies of the Agriculture Resource Area designation generally

permit the existing agricultural and rural residential uses on the Subject Property. Agriculture Resource Area designation policies are addressed in Section 5.2.3 of this Rationale.

Figure 2. Official Plan Schedule A Excerpt

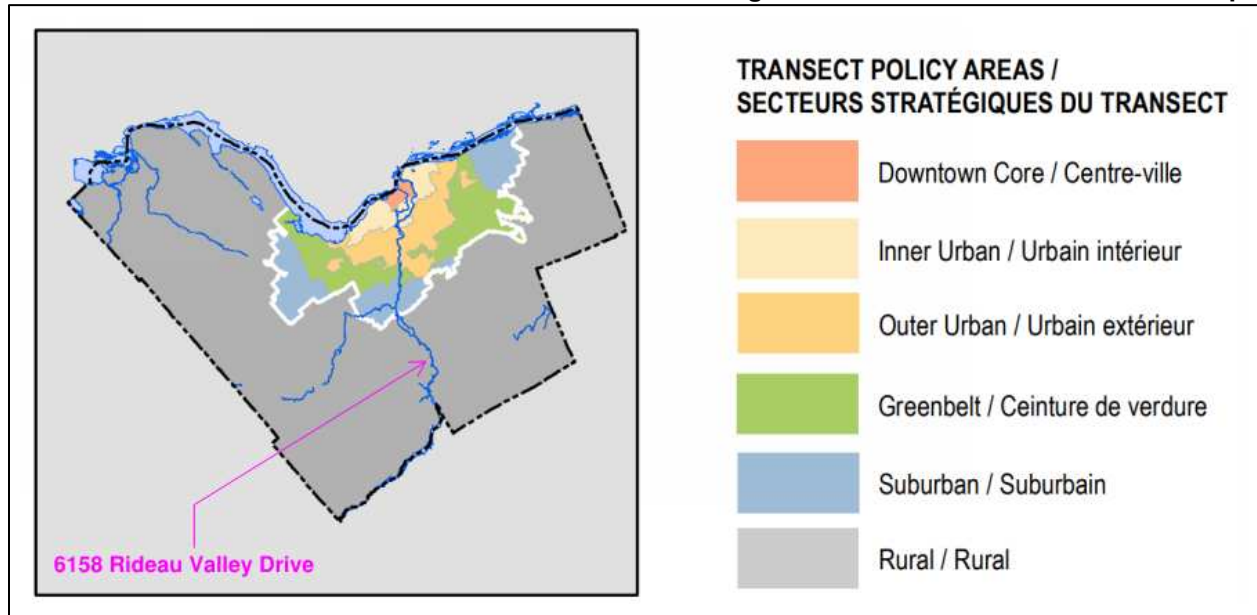
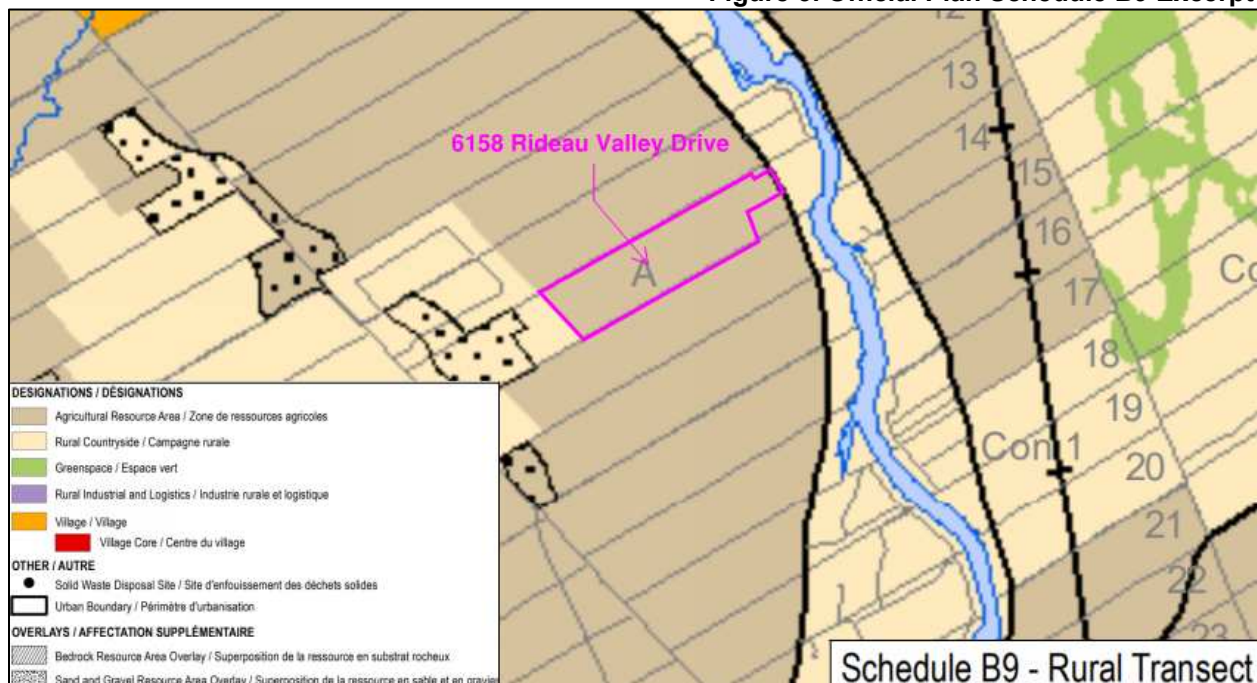


Figure 3. Official Plan Schedule B9 Excerpt



Schedule C11-B of the Official Plan identifies watercourses on the property. There is an area subject to the Natural Heritage Features Overlay in the southwest corner of the Subject Property (see Figure 4). Schedule C15 of the Official Plan also identifies watercourses across the Subject property (see Figure 5).

Figure 4. Official Plan Schedule C11-B Excerpt

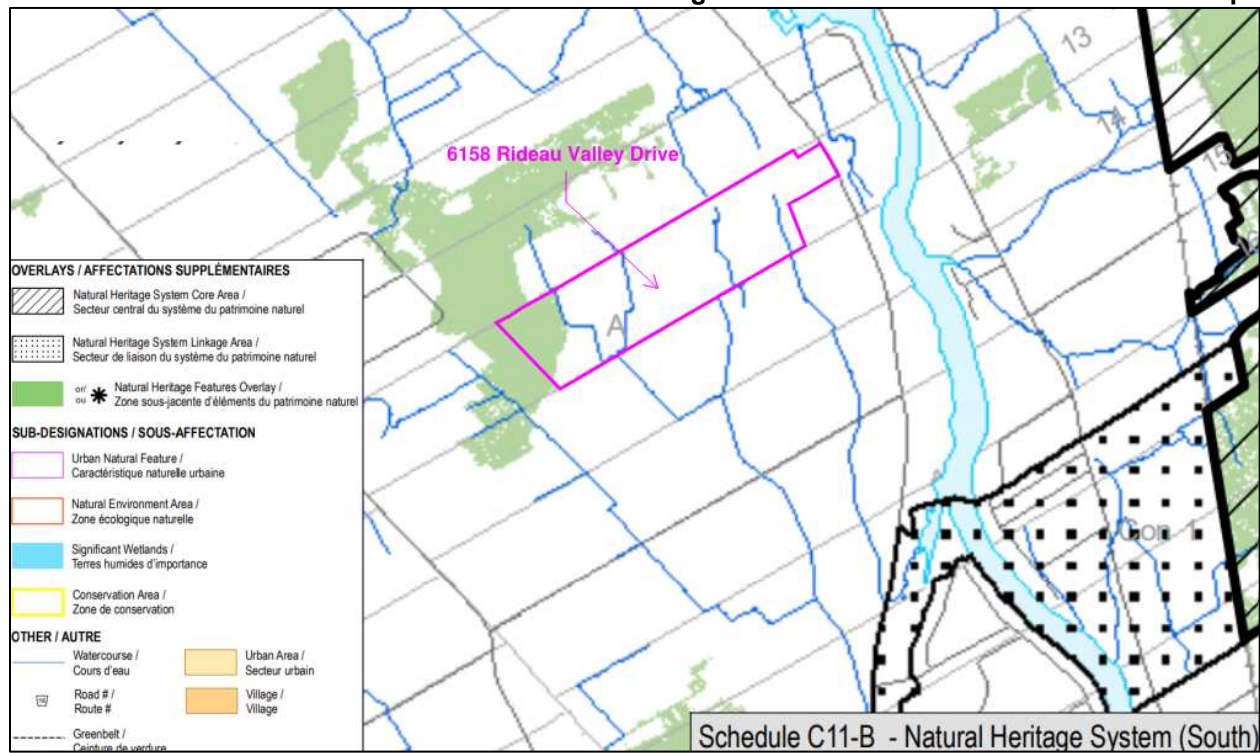
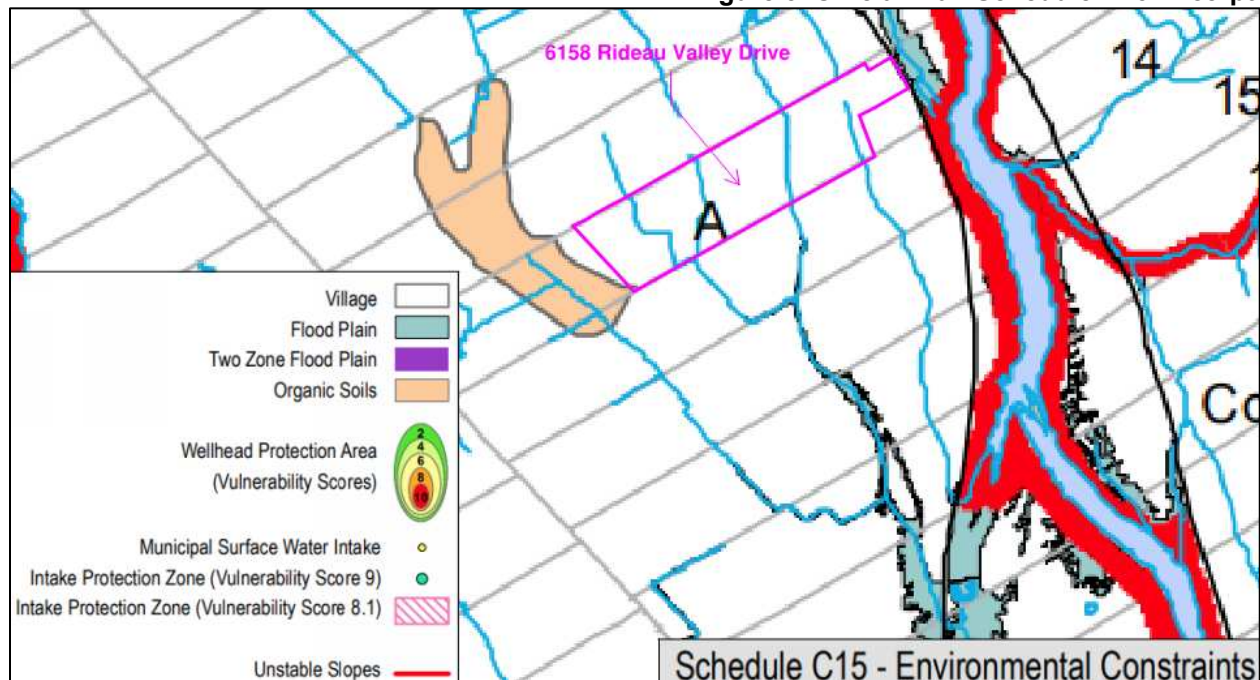


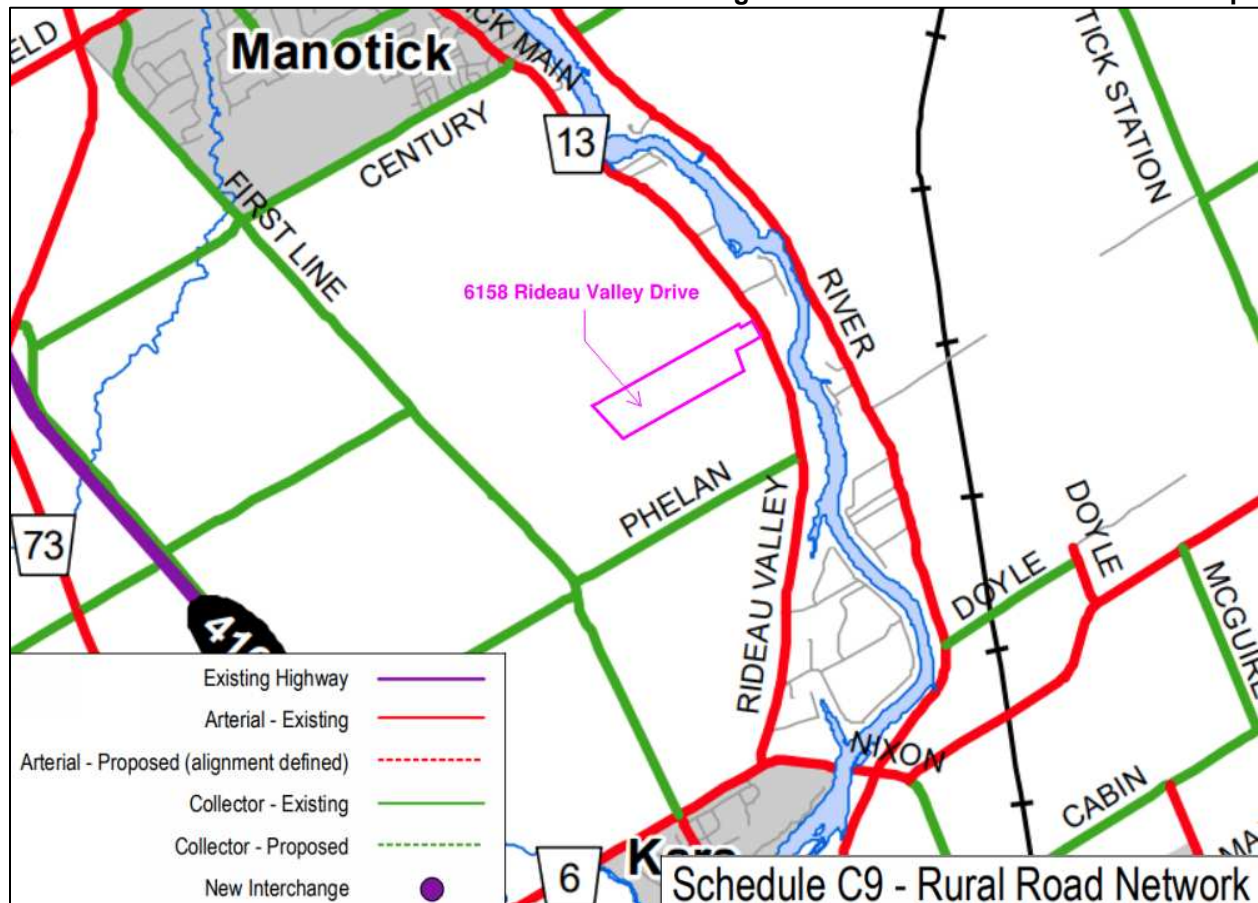
Figure 5. Official Plan Schedule C15 Excerpt



2.4 Linkages and Transportation Framework

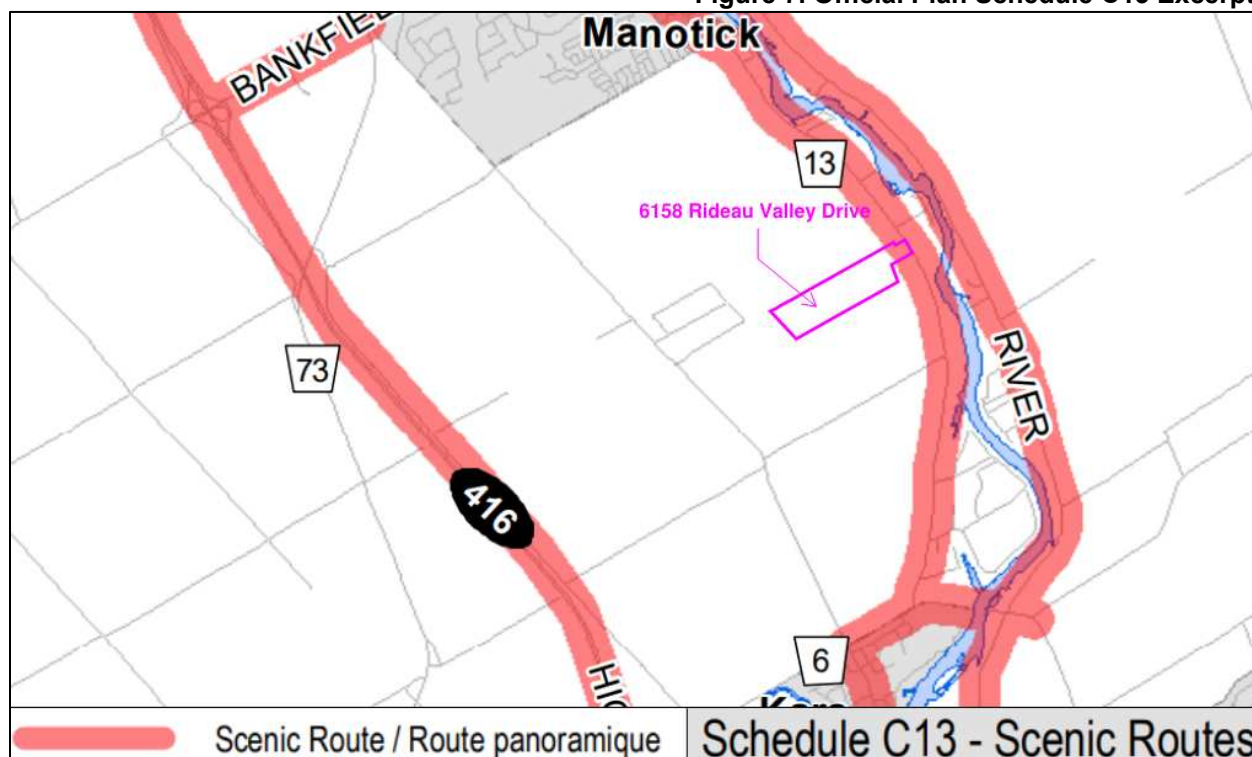
6158 Rideau Valley Drive has frontage along the west side of Rideau Valley Drive. Rideau Valley Drive is identified as an Arterial Road on Schedule C9 of the Official Plan (see Figure 6). Rideau Valley Drive is a two-lane road with hard and soft shoulders, and hydro-poles along both sides of the right-of-way. There are no bus stops located near the Subject Property.

Figure 6. Official Plan Schedule C9 Excerpt



Rideau Valley Drive is identified as a Scenic Route on Schedule C13 of the Official Plan (see Figure 7).

Figure 7. Official Plan Schedule C13 Excerpt



3.0 PRE-APPLICATION CONSULTATION PROCESS AND MEETING MINUTES

The city issued a notice of violation to the owners of 6158 Rideau Valley Drive on April 28, 2021, stating that *“a business operating as Miller’s Trucking and Excavation is not permitted.”* Following receipt of this notice two pre-application consultation meetings were held with the City of Ottawa, in November and December 2021. City staff provided pre-consultation meeting minutes on March 10, 2022.

On July 7, 2021, City Council carried a motion to add provisions to the Zoning By-law related to *“on-farm diversified uses”* and *“agriculture-related uses”*. These provisions were added through the passing of By-law 2021-222. The notice of violation was issued by the City prior to City Council adopting zoning provisions for on-farm diversified uses and agriculture-related uses. The provisions for on-farm diversified uses and agriculture-related uses were included in the meeting minutes of the pre-consultation meetings, however these provisions were not spoken to by City staff as they relate to the existing development on the Subject Property.

3.1 City’s Pre-consultation Meeting Minutes

Millers Trucking and Excavation, and R & S Snow Service are considered home-based businesses. The City’s pre-consultation meeting minutes detail the existing *“trucking”* and *“excavation”* businesses on the property. The meeting minutes specify five subsections of the Zoning By-law where relief is required for the *“trucking”* business, and three subsections of the Zoning By-law where relief is required for the *“excavation”* business. These meeting minute comments are discussed below.

Trucking Business

- *“Pursuant to subsections 127(1) and 128(1), home-based businesses may not become a nuisance because of noise, odour, dust, fumes, vibration, radiation, glare, traffic, or parking generated.*

A Minor Zoning By-law Amendment application has been prepared in support of bringing the existing home-based businesses on the Subject Property into compliance with the requirements of the Zoning By-law. Reports have been prepared in support of the existing home-based businesses, including this Rationale, Stormwater Management and Site Servicing Report, and an Air Quality and Land Use Compatibility Report. Provided the recommendations of each supporting study is implemented, the application package demonstrate the existing home-based businesses are not a nuisance. No relief is required from Sections 127(1) and 128(1) of the Zoning By-law.

- *Pursuant to subsections 127(8) and 128(1), Home-based businesses must not involve the use of the premises as a dispatching office or supply depot.*

Millers Trucking and Excavation and R & S Snow Services operations are coordinated on-site. In the abundance of caution relief is requested to permit the use of the Subject Property as a dispatch office.

- *Pursuant to subsection 128(2), a maximum of three on-site employees are permitted that are not residents of the Subject Property.*

There are three on-site non-resident employees of Millers Trucking and Excavation and R & S Snow Service. No relief is required from Section 128(2) of the Zoning By-law.

- *Pursuant to subsection 126(1), no more than three heavy vehicles of any type are permitted to be parked on a lot within the Agricultural Zone*

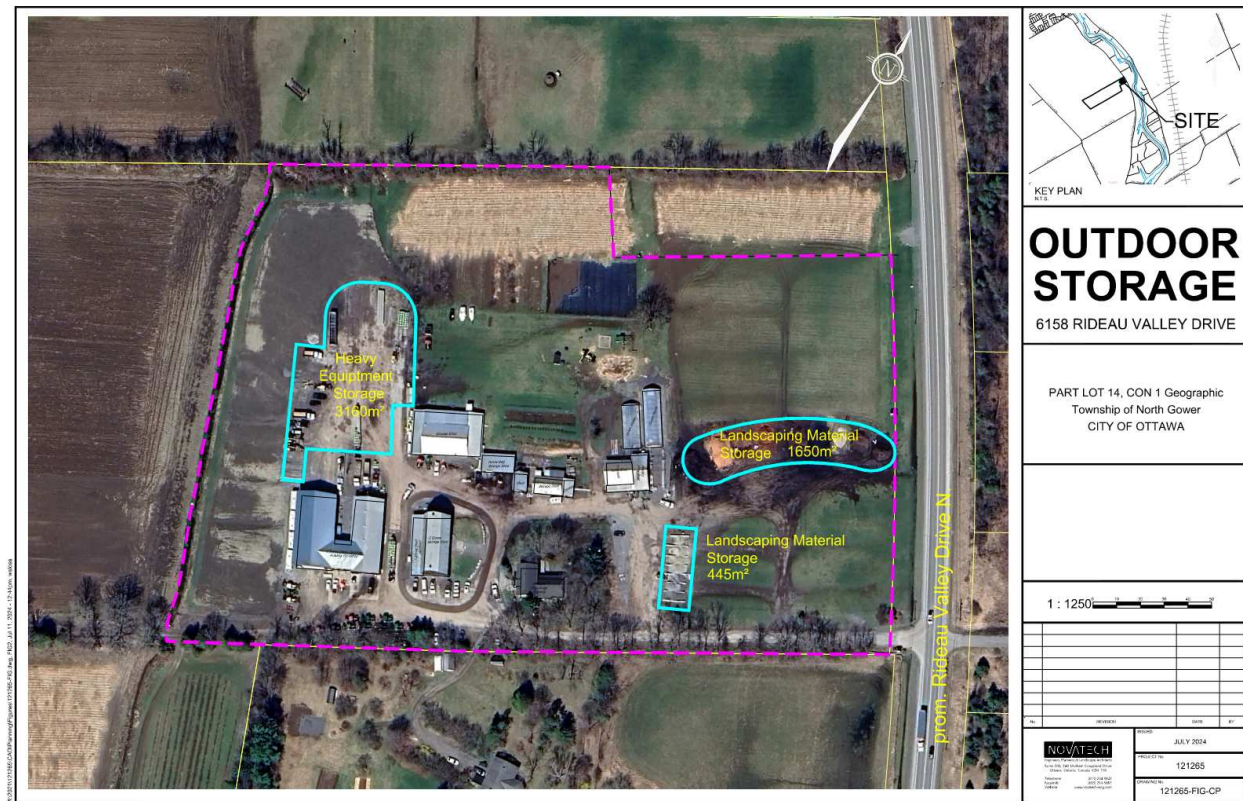
There are a variety of farm vehicles and equipment stored on the Subject Property, including 24 tractors, seven tractor trailers, two triaxle dump trucks, one straight truck, three backhoes, two shovels, and 12 truck trailers, totalling 51 vehicles and equipment. These vehicles and equipment are primarily used in support of the agricultural operation on the property, and rented to other farms in the area. This equipment is also used when seasonally idle by Millers Trucking and Excavation and R & S Snow Services.

The outdoor storage of farm vehicles and equipment is considered an agriculture-related use that supports the primary use of the Subject Property as a farm operation. In the abundance of caution relief is requested to permit 51 heavy vehicles to be parked on the Subject Property.

- *Pursuant to subsection 128(10), a maximum area of 100 sqm is permitted for outdoor storage associated with a home-based business.”*

Outdoor storage on the Subject Property includes lands used to park farm vehicles and equipment, and landscaping supplies. Areas of the Subject Property identified as outdoor storage are shown in Figure 8.

Figure 8. Areas of Outdoor Storage



The landscaping supplies displayed on the Subject Property are sold by Millers Farm and Market, and are not sold by Millers Trucking and Excavation. In the abundance of caution these outdoor areas have been included for the purposes of calculating the total outdoor storage area associated with all the home-based businesses. Relief is requested to increase the maximum permitted area of outdoor storage associated with the home-based businesses to 5,255 square metres.

Excavation Business

- *“Pursuant to subsection 127(12) and 128(1), a home-based business may not sell any item or material that is not produced on the premises (unless it is done through telemarketing or by mail-order).”*

The products sold on the property are associated with Millers Farm and Market. Millers Farm and Market is a permitted use and is not considered a home-based business. Earth sold by Millers Trucking and Excavation is bagged on-site, then shipped directly to customers. In the abundance of caution relief is requested to permit a home-based business to sell items not produced on the premise.

- *Pursuant to subsection 128(8), sale areas are not permitted outside of the dwelling unit or accessory buildings. Outdoor sales are therefore prohibited.*

The products sold on the property are associated with Millers Farm and Market. Millers Farm and Market is a permitted use and is not considered a home-based business. Relief is not required from Sections 128(8) of the Zoning By-law.

- *Pursuant to subsection 128(10), a maximum area of 100 sqm is permitted for outdoor storage associated with a home-based business.”*

In the abundance of caution all lands used to park farm vehicles and equipment, and to store landscaping supplies have been included for the purposes of calculating the total outdoor storage area associated with all the home-based businesses. Relief is requested to increase the maximum permitted area of outdoor storage associated with the home-based businesses to 5,255 square metres.

3.2 Additional Requested Zoning Provisions

Section 211(1) of the Zoning By-law lists permitted uses in the AG zone. “*On-farm diversified use*” is listed as a permitted use in Section 211(1).

The Zoning By-law defines “*on-farm diversified use*” as:

“a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, and agriculture-related uses.”

A “*retail store*” is considered an on-farm diversified use that is ancillary to the principle agricultural use of a property. The Zoning By-law defines “*retail store*” as:

“a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser’s own use, and includes a garden centre and a home sales display court.”

The Zoning By-law defines “*garden centre*” as:

“an outdoor or indoor area used primarily for the display and retail sales of plants, gardening and landscaping supplies and equipment.”

Millers Farm and Market is considered a retail store that is ancillary to the farm operation on the Subject Property. The retail store displays and sells landscaping supplies, and is a permitted use on the Subject Property as an on-farm diversified use.

Rural Exception 147 limits a retail store use on the property to a “*crafts shop*”, and to a maximum size of 115 square metres. In recognition of the recently added zoning provisions for on-farm diversified uses, and in recognition that the retail store on the property is a permitted use on the Subject property as an on-farm diversified use, it is proposed to remove the limitations on a retail store as specified by Rural Exception 147.

4.0 PROPOSED ZONING BY-LAW AMENDMENT

6158 Rideau Valley Drive is dual-zoned Agricultural (AG), and Agricultural, Rural Exception 147 (AG[147r]) by the City of Ottawa Zoning By-law. Rural Exception 147 additionally permits a “*retail store*” limited to a craft shop with a maximum size of 115 square metres.

The existing development on the Subject Property is not in conformity with all of the provisions of the Zoning By-law. Site-specific provisions are proposed to bring the home-based businesses on the property into compliance with the provisions of the Zoning By-law.

The following site-specific provisions are requested:

- Despite subsections 127(8) and 128(1), a home-based business may involve the use of the premise as a dispatching office;
- Despite subsection 126(1), a maximum of 51 heavy vehicles are permitted to be parked on the property;
- Despite subsection 128(10), a maximum of 5,255 square metres is permitted for outdoor storage associated with a home-based business;
- Despite subsections 127(12) and 128(1), home-based business are permitted to sell items not produced on the premise.
- Remove the limitations specified by Rural Exception 147 on a retail store use.

The proposed Zoning By-law Amendment does not seek to change the underlying Agricultural zone of the Subject Property. The requested site-specific zoning provisions are considered appropriate for the Subject Property. Processing of a Zoning By-law Amendment application includes a review by various agencies and will require a statutory public meeting. Proposed wording for the Zoning By-law Amendment is attached as Appendix B.

5.0 PLANNING POLICY AND REGULATORY FRAMEWORK

5.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. The PPS was issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020. All decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Planning Act.

6158 Rideau Valley Drive is located in the Rural Transect of the City of Ottawa. The Subject Property is considered to be within a rural area. Section 1.1.4 of the PPS sets out policies for rural areas in municipalities. Policy 1.1.4.1 states:

“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) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) 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;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*

- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed minor Zoning By-law Amendment will bring the existing home-based businesses on the Subject Property into compliance with the requirements of the Zoning By-law. The requested provisions support the continued operation of the home-based businesses on the property. These businesses support the agricultural operation on the property, use farm vehicles and equipment when idle, and are consistent with the rural character of the area. The home-based businesses have direct access to a rural arterial road (Rideau Valley Drive) and efficiently use rural transportation infrastructure.

The requested site-specific zoning provisions promote diversification of the economic base and employment opportunities in the rural area by facilitating the continued operation of Millers Trucking and Excavation and R & S Snow Service. The home-based businesses support the continued operation of the farm, which provides rural tourism opportunities to the public including tractor rides and corn mazes. The policies of Section 2.3 of the PPS are discussed later in this section.

Section 1.1.5 of the PPS sets out policies for rural lands in municipalities. Policy 1.1.5.1 states:

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

- 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;*
- g) *other rural land uses.”*

The agricultural operation, on-farm diversified retail store, and home-based businesses on the Subject Property are permitted uses on rural lands.

Policy 1.1.5.3 states: *“Recreational, tourism and other economic opportunities should be promoted.”* The requested site-specific zoning provisions promote the continued use of the Subject Property to accommodate the existing home-based businesses. The home-based businesses support the operation of the farm. The farm offers opportunities for rural recreation and tourism, including tractor rides and corn mazes.

Policy 1.1.5.4 states: *“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”* A Stormwater Management and Site Servicing Report, and an Air Quality and Land Use Compatibility Report have been prepared in support of the Minor Zoning By-law Amendment. These reports demonstrate the existing home-based businesses are compatible with the surrounding rural area and can be sustained by rural services.

Policy 1.1.5.7 states:

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

The proposed minor Zoning By-law Amendment will bring existing home-based businesses on the property into compliance with the Zoning By-law. The Minor Zoning By-law Amendment application promotes a diversified rural economy while protecting the agricultural use of the Subject Property.

Section 1.3 of the PPS sets out policies for Employment. Policy 1.3.1 states:

“Planning authorities shall promote economic development and competitiveness by:

- 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 home-based businesses on the Subject Property provide employment opportunity to the rural area. Approval of the requested site-specific zoning provisions promote a diversified economic base in a rural area.

Section 1.7 of the PPS sets out policies for Long-Term Economic Prosperity. Policy 1.7.1 states:

“Long-term economic prosperity should be supported by:

- i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agrifood network;”*

The home-based businesses support and compliment the agricultural operation and on-farm diversified retail store on the Subject Property. Approval of the minor Zoning By-law Amendment application will enhance the viability of the agricultural system, support local food production, and maintain and improve the agrifood network.

The Subject Property is designated Agricultural Resource Area on Schedule B9 of the Official Plan. Section 2.3 of the PPS sets out policies for Agriculture.

Policy 2.3.1 states: *“Prime agricultural areas shall be protected for long-term use for agriculture.”* The proposed Zoning By-law Amendment does not seek to change the underlying Agricultural zone. The principal use of the Subject Property will continue to be for agriculture.

Policy 2.3.3.1 states:

“In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.”

The agricultural and on-farm diversified uses on the Subject Property are permitted uses in prime agricultural areas.

Section 2.0 of the PPS sets out policies related to the use and management of resources. The proposed Minor Zoning By-law Amendment is consistent with Section 2.0 of the PPS as follows:

- Relating to Section 2.1 (Natural Heritage), an Environmental Impact Study was not identified as a required study by the Municipality in support of the proposed Minor Zoning By-law Amendment. There are no natural heritage features identified on the Subject Property in the area proposed to be rezoned.
- Relating to Section 2.2 (Water), a Hydrogeological Investigation & Terrain Analysis, including a Groundwater Impact Study, is being prepared by GEMTEC in support of the proposed Minor Zoning By-law Amendment. This report is anticipated to be available shortly after submission of the application for rezoning, and will be provided to City staff as soon as it is available.
- Relating to Section 2.4 (Minerals and Petroleum), the Subject Property has no known areas of mineral or petroleum potential.
- Relating to Section 2.5 (Mineral Aggregate Resources), the Subject Property has no known mineral aggregate potential.
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the Subject Property is identified as having Archaeological Potential on GeoOttawa. The PPS does not permit development or site alteration unless significant archaeological resources have been conserved. No significant archaeological resources have been identified on the Subject Property. The proposed Minor Zoning By-law Amendment proposes to bring the existing home-based businesses on the property into compliance with the Zoning By-law. No new development or site alteration will result from approval of the requested rezoning.

The proposed Minor Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement.

5.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on November 24, 2021, and was approved with modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. In December 2023 the Official Plan Adjustment Act retracted the modifications made by the Minister of Municipal Affairs and Housing to the City of Ottawa's Official Plan. For the purposes of this Planning Rationale the City's online version of the Official Plan was used for reference.

5.2.1 Strategic Directions

Section 2.1 of the Official Plan sets out five broad policy directions:

- *Achieve, by the end of the planning period, more growth by intensification than by greenfield development.*

- *By 2046, the majority of trips in the city will be made by sustainable transportation.*
- *Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*
- *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
- *Embed economic development into the framework of our planning policies.*

These “*big policy moves*” are general statements on the intended direction of the development of the City and planning practices over the planning horizon of the Official Plan. The requested minor Zoning By-law Amendment will bring existing home-based businesses into compliance with the requirements of the Zoning By-law. Supporting home-based businesses in the rural area adds to our understanding of community design at the local scale, and contributes to local rural economic development.

Section 2.2 of the Official Plan sets out Cross Cutting Issues. These issues include: Intensification, Economic Development, Energy and Climate Change, Healthy and Inclusive Communities, Gender and Racial Equality, and Culture.

Section 2.2 states: “*the Official Plan policies that give effect to the policy intent of each cross-cutting issue are embedded throughout many sections of this Plan.*” Policies regarding the Rural Transect and Agricultural Resource Area designation quoted in this Rationale are identified in the Official Plan as connected to Economic Development, Energy and Climate Change, and Healthy and Inclusive Communities. City-wide policies quoted in this Rationale are identified in the Official Plan as connected to Economic Development, Energy and Climate Change, Healthy and Inclusive Communities, and Culture.

5.2.2 Rural Transect

6158 Rideau Valley Drive is located within the Rural Transect on Schedule A of the Official Plan. Section 5.5 of the Official Plan sets out policies for Rural Transect Areas.

Section 5.5 of the Official Plan states:

“Both the Greenbelt and Rural Transect areas provide for a range of social and economic activity and the policies for these transect areas are intended to ensure the responsible use of resources for the protection of public health and the environment while supporting economic development for rural businesses in recognition of their valuable contributions to the regional economy.”

The requested site-specific zoning provisions support the continued operation of the home-based businesses at 6158 Rideau Valley Drive. These businesses support the rural economy. The home-based businesses are complimentary to the principle agricultural use of the Subject Property. The proposed minor Zoning By-law Amendment application supports the intent of the rural transect policies to support economic development of rural businesses.

Policy 2 of Section 5.5.1 states:

“Development in the Greenbelt and Rural Transect areas shall:

- a) *Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;*
- b) *Allow for higher densities within serviced Villages;*
- c) *Allow for uses that integrate well with the natural environment and rural area;*
- d) *Direct high-intensity rural industrial uses to locations near highway interchanges;*
- e) *Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area;*
and
- f) *Within the Greenbelt, allow for higher institutional or employment uses where the use can be supported by the available transportation network, including consideration for the availability of public transit service."*

The Subject Property currently accommodates a detached dwelling, a trucking and excavation home-based business, a snow removal home-based business, an on-farm diversified retail store, greenhouses, and accessory buildings. These uses are complimentary to each other and integrate well with the natural environment and rural area. The uses on the property can be adequately serviced as detailed in the Stormwater Management and Site Servicing Report prepared in support of the minor Zoning By-law Amendment application.

Policy 3 of Section 5.5.1 states:

"Nothing in this Plan is intended, or may be applied, to restrict a normal farm practice from being carried on as part of an agricultural operation on lands designated as Agricultural Resource Area or Rural Countryside according to provincial legislation as amended from time to time."

The proposed Zoning By-law Amendment does not seek to change the underlying Agricultural zone. The principal use of the Subject Property will continue to be for agriculture.

Policy 1 of Section 5.5.2 of the Official Plan states:

"Mobility in the Rural area shall be premised on a recognition of the necessity to cover long distances, and that the use of personal vehicles is the most prevalent means of transportation within, and to and from, the Rural area."

The Subject property has direct access to Rideau Valley Drive, a rural arterial road. The Subject property is well connected to the rural road network.

The proposed Minor Zoning By-law Amendment conforms to the Rural Transect policies of the Official Plan.

5.2.3 Agriculture Resource Area

6158 Rideau Valley Drive is designated Agricultural Resource Area on Schedule B9 of the Official Plan. Section 9.1 of the Official Plan sets out policies for lands designated Agricultural Resource Area. Policy 1 of Section 9.1.2 of the Official Plan states:

“On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.”

The requested site-specific zoning provisions are limited to bringing the existing home-based businesses into compliance with the requirements of the Zoning By-law. Approval of the requested zoning provisions will have no impact on the continued principle use of 6158 Rideau Valley Drive for agriculture.

Policy 2 of Section 9.1.2 of the Official Plan states:

“On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an on-farm diversified or agriculture-related use.”

The existing on-farm diversified use on the Subject Property (retail store) is a permitted use and does not hinder surrounding agricultural operations. The minor Zoning By-law Amendment does not request an increase in size of an on-farm diversified or agriculture-related use.

Policy 1 of Section 9.1.3 of the Official plan states:

“Residential uses in Agricultural Resource Areas shall be permitted either in the form of:
a) A detached dwelling on a lot fronting an existing public road;”

The existing detached dwelling on the Subject property is a permitted use in the Agricultural Resource Area designation.

The proposed Minor Zoning By-law Amendment conforms to the Agricultural Resource Area policies of the Official Plan.

5.2.4 City-Wide Policies

Section 4 of the Official Plan sets out City-Wide Policies. Section 4.5.4 of the Official Plan sets out policies to conserve sites of archaeological value. Policy 1 in Section 4.5.4 states:

“The City shall conserve sites of archaeological value where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, an archaeological assessment will be required and reviewed as per provincial standards.”

The Subject Property is identified as having archaeological potential as shown on the City of Ottawa Archaeological Potential mapping on GeoOttawa. No significant archaeological resources have been identified on the Subject Property. The Minor Zoning By-law Amendment proposes to bring the existing home-based businesses into compliance with the requirements of the Zoning By-law. No new development or site alteration will result from approval of the requested rezoning.

Section 4.6 of the Official Plan sets out policies for urban design. The Subject Property is abutting a scenic entry route (Rideau Valley Drive) identified on Schedule C13 of the Official Plan. Policy 4 of Section 4.6.2 of the Official Plan states:

“Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:

- a) Protecting the opportunity to view natural and cultural heritage features;*
- b) Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;*
- c) Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate; and*
- d) Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and*
- e) Managing the intensity and spill-over of lighting on adjacent parcels.”*

The development on the Subject Property, including the agricultural operation, on-farm diversified retail store, farm dwelling, and home-based businesses, are setback significantly from Rideau Valley Drive. There are no trees or vegetation located along the majority of the frontage along Rideau Valley Drive.

The unpaved seasonal parking area and display area for the on-farm diversified retail store are located in the front yard. Outdoor front yard parking and storage supports the operation of the on-farm diversified retail store. Screening or buffering the seasonal parking area and display area from Rideau Valley Drive would be counterproductive for the operation of the on-farm diversified retail store and inconvenient for the traveling public.

Section 4.7 of the Official Plan sets out policies for drinking water, wastewater, and stormwater infrastructure.

Policy 5 of Section 4.7.1 states:

“Stormwater management to support development shall be appropriate to the urban or rural context as defined by transect areas and each of the following:

- a) The requirements of approved subwatershed studies, environmental management plans and master servicing study;”*

A Stormwater Management and Site Servicing Report was prepared in support of the Zoning By-law Amendment application.

The Subject Property is not within a Public Service Area of the City. Policy 5 of Section 4.7.2 states: *“All development outside of Public Service Areas shall be on the basis of private services (private well and private sewage system).”* The existing development on the Subject property is serviced on the basis of private services.

Policy 15 of Section 4.7.2 states:

“As part of a complete application where development is proposed on the basis of private individual services, the City will require sufficient information with the application to assess the likelihood that:

- a) *Sufficient quantity of groundwater exists on site to service the development;*
- b) *A water well can be constructed on the proposed lot(s) that will not be impacted by identified potential sources of groundwater contamination in the area;*
- c) *The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines;*
- d) *The operation of the on-site wastewater system on the new lot(s) will not adversely impact on a well to be constructed on the proposed lot(s) and on the wells of neighbouring properties; and*
- e) *The development is within the reserve capacity of the municipal sewage system for hauled sewage.”*

A Hydrogeological Investigation & Terrain Analysis, including a Groundwater Impact Study, is being prepared by GEMTEC in support of the proposed Minor Zoning By-law Amendment. This report is anticipated to be available shortly after submission of the application for rezoning, and will be provided to City staff as soon as it is available.

Section 4.8 of the Official Plan sets out policies for natural heritage, greenspace, and the urban forest. Areas of the Subject Property are identified as subject to the Natural Heritage Features Overlay on Official Plan Schedule C11-B. The area of the Subject Property proposed to be rezoned is not located within nor near the area of the property identified with the Natural Heritage Features Overlay. An Environmental Impact Study was not required in support of the Zoning By-law Amendment application.

Section 4.9 sets out policies for water resources. Watercourses are located on the Subject Property. Policy 1 of Section 4.9.2 of the Official Plan states:

“Natural watercourses shall be kept in a natural condition. Where an alteration is assessed as being environmentally appropriate and consistent with a Council-approved study, watercourse alterations shall follow natural channel design.”

Policy 2 of Section 4.9.4 of the Official Plan states:

“The protection of groundwater features and their hydrologic functions will occur in the following ways:

- b) *Development or site alteration shall only be permitted in or near groundwater features where it has been demonstrated, to the satisfaction of the City, that these features and their related hydrologic functions shall be protected and, where possible, improved or restored; and*
- c) *Development and site alteration shall be consistent with the conclusions and recommendations of an approved hydrogeological and terrain analysis report.”*

No changes are proposed to existing watercourses on the property. No changes to the current use of the property are proposed by the Minor Zoning By-law Amendment application.

A Hydrogeological Investigation & Terrain Analysis, including a Groundwater Impact Study, is being prepared by GEMTEC in support of the proposed Minor Zoning By-law Amendment. This report is anticipated to be available shortly after submission of the application for rezoning, and will be provided to City staff as soon as it is available.

The Subject Property is not within a Wellhead Protection Zone or Intake Protection Zone on Schedule C15 of the Official Plan.

The proposed Minor Zoning By-law Amendment conforms to the City-Wide policies of the Official Plan.

5.2.5 Protection of Health and Safety

Section 10 of the Official Plan sets out policies for the protection of health and safety. 6158 Rideau Valley Drive is not within a floodplain, and is not within the regulation limits of the Rideau Valley Conservation Authority. The Subject Property is not within the 350 Year Event Flood Extent as identified on GeoOttawa. The Subject Property is not identified with Orgain Soils or Unstable Slopes on Schedule C15 of the Official Plan.

A Phase 1 Environmental Site Assessment was prepared by GEMTEC in support of the minor Zoning By-law Amendment application. The Phase 1 Environmental Site Assessment recommends completing a Phase 2 Environmental Site Assessment. A Phase 2 Environmental Site Assessment is being prepared by GEMTEC, and is anticipated to be available shortly following submission of the application for rezoning. The Phase 2 Environmental Site Assessment will be provided to City staff as soon as it is available.

A Noise Control Study was requested by City staff in support of the minor Zoning By-law Amendment application. An Air Quality and Land Use Compatibility Report was prepared by Gradient Wind in support of this application. The Subject Property is not within the Airport Vicinity Development Zone on Schedule C14 of the Official Plan.

The proposed Minor Zoning By-law Amendment conforms to the Protection of Health and Safety policies of the Official Plan.

6.0 CONCLUSION

This Planning Rationale has been prepared in support of a Minor Zoning By-law Amendment application to bring the existing home-based businesses at 6158 Rideau Valley Drive into compliance with the requirements of the City of Ottawa's Zoning By-law. No changes to the current use of the property are proposed. The Subject Property is currently used for agriculture, and developed to accommodate a detached dwelling, a trucking and excavation home-based business, a snow removal home-based business, an on-farm diversified retail store, greenhouses, and accessory buildings.

The proposed Minor Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement. The proposed Minor Zoning By-law Amendment conforms to the policies of the City of Ottawa's Official Plan. This Planning Rationale demonstrates that the proposed Minor Zoning By-law Amendment conforms with the policies of the Rural Transect, and with the policies of the Agricultural Resource Area designation. The requested Zoning By-law Amendment establishes appropriate zoning for the existing development on the Subject Property, and establishes site-specific zoning provisions that are compatible with surrounding uses.

The Minor Zoning By-law Amendment application is appropriate for the development of the Subject Property and represents good land use planning.

NOVATECH

Prepared by:



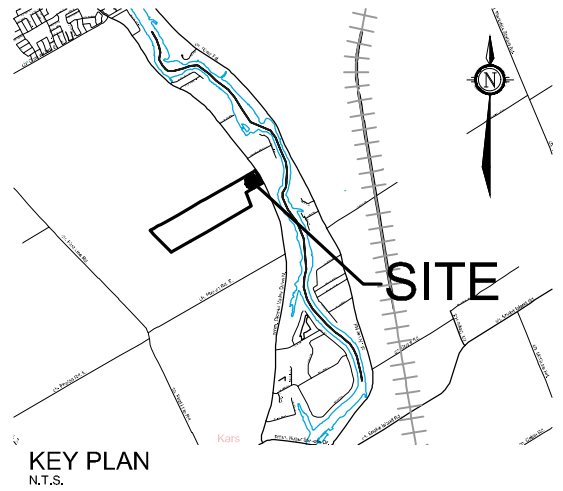
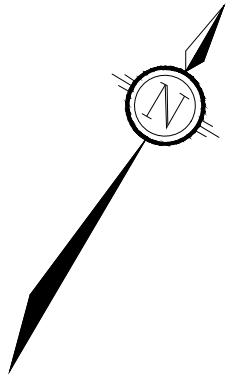
Ryan Poulton, M.P.L., MCIP, RPP
Planner

Reviewed by:



Murray Chown, RPP, MCIP
Director | Planning & Development

Appendix A
Concept Plan



CONCEPT PLAN

6158 RIDEAU VALLEY DRIVE

PART LOT 14, CON 1 Geographic
Township of North Gower
CITY OF OTTAWA

1 : 1250

No.	REVISION	DATE	BY

NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED

JULY 2024

PROJECT No.

121265

DRAWING No.

121265-FIG-CP

Appendix B
Proposed Zoning By-law Amendment

APPENDIX 'B'

BY-LAW 2024-XXX

A by-law of the City of Ottawa to amend By-law Numbered 2008-250 of the City of Ottawa to change the zoning for the property known municipally as 6158 Rideau Valley Drive.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, enacts as follows:

- (a) The Zoning By-law Map of By-law 2008-250, entitled the "City of Ottawa Zoning By-law" is amended by rezoning the lands shown on Attachment No. 1 to this by-law as follows:

- (a) Area A – rezoned from AG[147r] to AG[xxxx]

- (b) Part 15 – Rural Exceptions of By-law No. 2008-250 entitled "City of Ottawa Zoning By-law" is amended by adding rural exception [xxxx] as follows:

Applicable Zones	Additional Land Uses Permitted	Land Uses Prohibited	Provisions
AG [xxxx]	- retail store limited to a craft shop		— retail store limited to a maximum size of 115 m²; <ul style="list-style-type: none">- Despite subsections 127(8) and 128(1), a home-based business may involve the use of the premise as a dispatching office;- Despite subsection 126(1), a maximum of 51 heavy vehicles are permitted to be parked on the property;- Despite subsection 128(10), a maximum of 5,255 square metres is permitted for outdoor storage associated with a home-based business;- Despite subsections 127(12) and 128(1), home-based business are permitted to sell items not produced on the premise.

ATTACHMENT NO. 1

